



Chapter 8

CITY LAND USE AND DETAILED SPECIAL PLANNING DISTRICT, NEIGHBORHOOD, AND PLANNING AREA PLANS

INTRODUCTION

This chapter is divided into two parts--the presentation of the City's land use needs and facilities requirements to the year 2010, and the City's land use and detailed special planning district, neighborhood, and planning area (subneighborhood) designs. Since the intent of the City's planning effort is to plan beyond the year 2010, this Plan has two phases. Phase I represents growth which may be expected to occur through the year 2010, and Phase II represents the ultimate growth of each individual planning unit.

The objectives, principles, standards, and related urban design criteria set forth in Chapter 6 express the physical development goals of the City, the supporting rationale behind each goal, and the standards and urban design criteria. These are used as a basis for the creation and evaluation of plans and development proposals. The standards perform a particularly important function in the planning process, since they are used to identify future land use and facility needs and requirements for the City. The standards adopted by the City consist of two types: comparative and absolute. Comparative standards can be applied only through a comparison of alternative Plan proposals. Absolute standards can be applied individually to each alternative Plan proposal, since they are expressed in terms of maximum, minimum, or desirable values.

As part of the Plan preparation process, the standards presented in Chapter 6 were applied in conjunction with the optimistic forecast population and employment levels presented in Chapter 2. This was done to determine basic land use and community utility and facilities needs and requirements to be met by the Plan through the year 2010.

PHASE I--YEAR 2010 LAND USE REQUIREMENTS

The land use requirements of the probable future resident population and employment levels of the City were determined by applying two basic types of planning standards: per capita standards, expressed as the number of acres of a given land use category per hundred or per thousand population; and accessibility standards, expressed as maximum service area radii for certain sites, land uses, and facilities. Per capita standards help estimate the total number of acres of land needed to satisfy each basic land use requirement of the population and employment levels of the City through the year 2010. The accessibility standards assure that the land allocations are spatially distributed in a manner convenient and efficient to the population which they are to serve. The accessibility standards, as outlined in Chapter 6, as well as the per capita standards, are embodied in each of the plans presented later in this chapter. In some situations, however, while per capita standards may seemingly be met, a need may still exist for additional sites or facilities because of the relative inaccessibility or distance of an existing use or facility to some of the resident population. The process used to determine the City's year 2010 land use requirements is illustrated in Figure 8.1.

Table 8.1 summarizes the future urban and suburban land use requirements for the City through the year 2010. Table 8.1 is based upon the land use standards set forth under the "Land Use Allocation Objective No. 5" and Table 6.1 of Chapter 6 for residential, commercial, industrial, governmental/institutional, and recreational development, as well as the City's policies regarding the land required for each of these land use categories. It should be recognized, however, that while forecasts of future population and employment levels must be prepared and utilized in the application of land use standards, these forecasts involve uncertainty and, therefore, must be used with caution and tempered by the City's policies and the desires of City residents in general. Forecasts cannot take into account events which are unpredictable but which may have major effects upon future conditions. The validity of the needs and requirements determined through the application of the standards to forecast population and employment levels must, therefore, be periodically reexamined by the City Plan Commission. Chapter 12 indicates when such reexamination of this Plan and its various elements should take place.

While many of the land use standards relate to the City's forecast population and employment levels to be served, two important objectives--"Objective 3. Natural Resource Base Protection Objective" and "Objective 4. Open Space Preservation/Protection and Agricultural Lands

Figure 8.1

**PROCESS USED FOR DETERMINING YEAR 2010 LAND USE
REQUIREMENTS FOR THE CITY OF FRANKLIN**

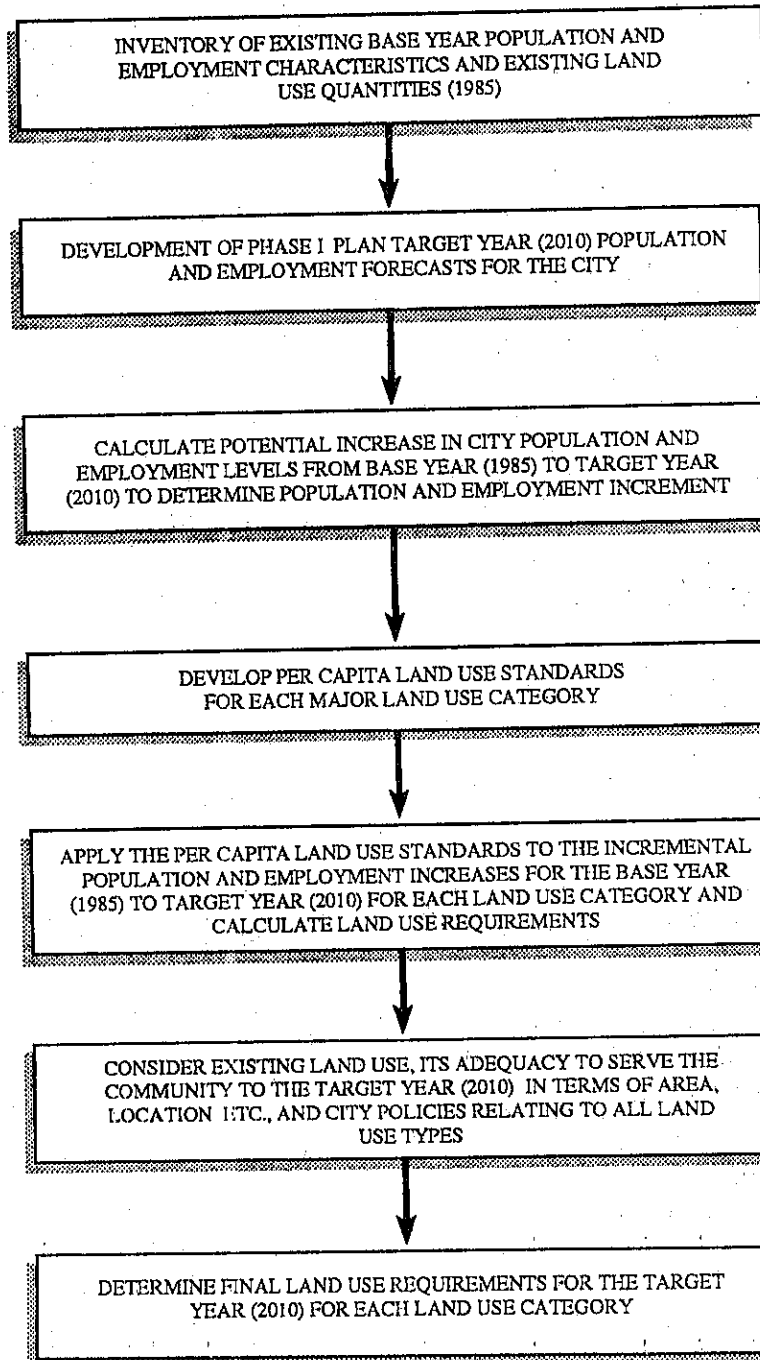


Table 8.1

**YEAR 2010 INCREMENTAL LAND USE REQUIREMENTS
FOR THE CITY OF FRANKLIN**

Land Use Category	Land Use Standards	1985-2010 Forecast Population/ Employment	Minimum Required Incremental Acreage	
			Based on Standards	After City Consideration ^a
Residential				
Single-family	1/4-1 ac. lots	2,901 DUs ^b	967.0 ^b	1,209.0
Multi-family	4.4-8.0 DUs per ac.	1,562 DUs ^b	217.7 ^b	272.6
Subtotal	--	4,463 DUs	1,184.7 ^b	1,481.6
Commercial	6 ac./100 employees	810 empl.	48.6	61.0
Industrial	9 ac./100 employees	4,400 empl.	396.0	495.0
Governmental/ Institutional				
Public Schools	0.9 ac./100 students	1,450 students ^c	130.5 ^d	-- ^e
General	12 ac./1,000 persons ^f	13,700 persons	164.4 ^d	-- ^e
Subtotal	--	--	294.9 ^d	-- ^e
Recreational ^g	6.4 ac./1,000 persons ^h	13,700 persons	87.7	-- ⁱ
TOTAL	--	--	2,306.8	-- ⁱ

Table 8.1 (continued)

**YEAR 2010 INCREMENTAL LAND USE REQUIREMENTS
FOR THE CITY OF FRANKLIN**

NOTES

- ^a *An additional twenty-five (25) percent has been added to the residential, commercial, and industrial land use categories to allow for choice and competition in the real estate market place.*
- ^b *These figures are based upon a housing unit mix of 65 percent single-family dwelling units, 5 percent two-family dwelling units, and 30 percent multi-family dwelling units. Also, please refer to Chapter 6 for the dwelling unit mix standards which will guide new housing growth and construction in the City through the year 2010.*
- ^c *1985 data for school age population is not available for the City of Franklin. Therefore, this increment represents the 1980-2010 increment using the optimistic scenario forecast of Chapter 2. No new public schools were constructed, however, between 1980 and 1985.*
- ^d *Note that this figure does not take into consideration the expansion capabilities of either existing facilities or sites which may be of an adequate size to accommodate a portion of this requirement.*
- ^e *To be based upon detailed planning district, neighborhood, and planning area (sub-neighborhood) plans set forth later in this chapter.*
- ^f *Excludes major educational and health care facilities.*
- ^g *See Chapter 9 of this Plan.*
- ^h *Excludes regional and multi-community parks as recommended in the Regional Park and Open Space Plan; also excludes subneighborhood parks.*
- ⁱ *To be based upon the detailed planning district, neighborhood, and planning area (sub-neighborhood) plans set forth later in this chapter as well as the City's "Park and Open Space Plan" set forth in Chapter 9.*

Source: Lane Kendig, Inc.

Preservation and Protection Objective" set forth in Chapter 6--are independent of any forecast population and employment levels. Preservation of the various natural resource base features at the levels set forth in Chapter 3 of this Plan, the preservation of environmental corridors and isolated natural areas, and the preservation of important agricultural lands in agricultural use is required in any case to largely achieve and provide the sound planning framework for the development of all of the various components of this Plan.

Land needs for each land use category shown in Table 8.1 were determined by applying the appropriate land use development standards to the 1985 to 2010 forecast population and employment increment. Those determinations were adjusted after consideration of existing 1985 City land use, their adequacy to serve the community through the Phase I target year of 2010, and City policy (see Figure 8.1). Table 8.1 indicates that a need may be expected to develop during the planning period to convert, at a minimum, an additional 2,038 acres of rural land to suburban and urban use in the residential, commercial, and industrial categories by the year 2010. Table 8.1 is expressed in gross acres of each given land use category which, by definition, includes all supporting public street rights-of-way and associated off-street parking areas. In addition, Table 8.1 represents developable acres of land excluding any lands which may have to be preserved due to natural resource features.

Residential Development

Table 8.1 indicates that a minimum additional 1,481.6 acres of land will be needed to accommodate the additional housing of the City necessary to serve the year 2010 forecast population while still providing for adequate choice in housing. This is based on the City's optimistic forecast population of 32,800 persons by the year 2010, the year 2010 persons per household ranges presented in Table 2.8, an overall housing vacancy rate of three percent, the assumption that no housing units will be demolished during the planning period, and the assumption that there should be an allowance of 25 percent additional dwelling units to properly accommodate adequate housing market choice.

The City forecast of total housing units for the year 2010 is from 11,291 to 12,066. Based upon the U.S. Bureau of the Census data, in 1980 there were 5,539 housing units in the City. Building permit data from the City's Office of the Building Inspector indicates that from 1980 through 1988, 2,064 additional dwelling units were constructed. This brings the total number of dwelling units in the City up to about 7,603 at the end of 1988. Therefore, to meet the forecast housing needs in the City for the year 2010, an additional 3,688 to 4,463 dwelling units will need to be constructed. This forecast need for additional housing units averages to a range of from about 176 to 213 dwelling units to be constructed each year during the next 21-year period.

As shown in Table 8.1, the number and types of dwelling units needed were broken down into two general residential classifications: single-family (generally including planned and existing rural, countryside, estate, suburban, and urban types) and multi-family (including both medium- and high-density urban).

It is important to note that Table 8.1 indicates that only 272.6 total acres of land would be required to accommodate all of the City's multi-family housing needs to the year 2010. However, the existing zoning map of the City indicates that approximately 737.5 acres of vacant land is currently zoned in the R-8 General Residence District for the construction of high-density multi-family housing. Assuming an overall maximum gross site density of only 8.0 dwelling units per acre (which is not the maximum density permitted in the R-8 District), the current R-8 zoning could accommodate an additional 5,900 multi-family dwelling units. Based upon the total dwelling unit forecast for the City for the year 2010 of only 4,463 units, it can be concluded that the City is grossly overzoned for multi-family development. Greater discussion of City zoning and the problems associated with overzoning are presented in Chapter 5.

As reflected in Table 8.1, new residential growth will also generate additional urban land needs in other urban land use categories including commercial, industrial, governmental and institutional, and recreational uses. Each of these land use types is presented and discussed in the following paragraphs.

Retail Commercial Development

To meet the forecast increase of about 810 jobs in retail and service employment within the City by the year 2010, (representing a total of about 1,250 such jobs), an additional 61 acres of commercial land (including associated off-street parking areas) will be needed as indicated in Table 8.1. This represents an increase of about 35 percent over the 1985 level of about 176 acres of existing commercially-related land use.

Industrial Development

To meet the forecast increase of about 4,400 jobs in industrial employment within the City by the year 2010, there will be a need for about 495 additional acres of industrial land in the City by the year 2010. This requirement takes into account the City's Economic Development Commission's continuing efforts not only to expand industrial-related development activities within the general area known as the "Franklin Industrial Park" but also to establish similar industrial or business park type growth at planned locations elsewhere in the City.

This forecast is also an indication that if the City of Franklin is to continue to develop its own industrial land, the remaining available acreage of Phase II of the 99-acre Franklin Industrial Park (owned by the City) will not meet the expected demand for industrial property. If the City desires a continuation of the development of such lands by the City itself, then more land will need to be acquired by the City to satisfy the forecast demand. Properly planned and marketed, industrial and business park type land and development may even exceed the forecast increment before the year 2010.

In August 1989, Wisconsin Bell, Inc. and the City's Economic Development Commission completed the Wisconsin Industrial Business Retention & Expansion Study: Franklin. In addition to taking an in-depth look at existing businesses from an industrial retention standpoint, the study also examined the expansion intents of the existing businesses surveyed. Over 25 percent of those surveyed indicated that they had expansion plans at their present locations. Thus, to accommodate expansion opportunities, properly designed sites that allow for such site and facility expansion should be considered during the planning process and in the preparation of the special industrial and business district plans.

Governmental and Institutional Development

In 1985, over 240 acres of land in the City were being used to accommodate existing governmental and institutional establishments and uses. Table 8.1 indicates ("Required Incremental Acreage Based On Standards" column) that there will be an overall need for an additional 294.9 acres of land for governmental and institutional uses. This includes 130.5 acres for public schools and 164.4 acres in general. However, a significant amount of land, although not currently used for governmental or institutional purposes, is under the ownership of governmental and/or institutional entities. Therefore, there may already be an adequate supply of land to accommodate the need for additional governmental and institutional uses. Also, the need for an additional 130.5 acres of land for public schools does not take into account the expansion capabilities of existing facilities or sites. The strict and exclusive application of the land area standards does not account for the locational factors related to whether an area of the City is or is not, for all practical purposes, actually served by a governmental or institutional facility. This is especially true in the case of elementary schools. Based upon these limitations relative to the use of area requirement standards exclusively for determining land needs for governmental and institutional uses, a more detailed examination of locational requirements related to need has been pursued by the City. In this respect, the location and area of such governmental and institutional uses has been determined on a special planning district, neighborhood, and planning area (subneighborhood) basis using, in part, the appropriate

locational standards set forth in Table 6.2 of this Plan. The precise location and area of such facilities will be presented in the discussion of each detailed planning district, neighborhood, and planning area (subneighborhood) later in this chapter.

Recreational Development

The recreational area requirements presented in the "Required Incremental Acreage Based On Standards" column of Table 8.1 pose some of the same problems as the earlier described governmental and institutional uses. The strict and exclusive application of the land area standards does not account for the locational factors related to whether an area of the City is or is not, for all practical purposes, actually served by recreational facilities. This is particularly true in the case of neighborhood parks. Based upon these limitations relative to the use of area requirement standards exclusively for determining land needs for recreational uses, a more detailed examination of locational requirements related to need has been pursued by the City. The location and area of such uses have been determined on a planning district, neighborhood, and planning area (subneighborhood) basis using, in part, the appropriate locational standards set forth in Table 6.2 of this Plan. A detailed discussion of the recreational aspects of this Plan is presented in Chapter 9. The precise location and area of such recreational facilities will also be presented in the discussion of each detailed special planning district, neighborhood, and planning area (subneighborhood) later in this chapter.

TRANSPORTATION SYSTEM NEEDS

Chapter 7 sets forth the background documentation and overall arterial street and highway system plan for the City. The detailed plans for planning districts, neighborhoods, and planning areas (subneighborhoods) presented later in this chapter indicate the various elements of the City's transportation system plan in greater detail including not only the existing and planned arterial street and highway system but also the existing and planned collector and local street systems.

COMMUNITY FACILITY AND UTILITY NEEDS

In addition to providing general guidelines for land use development within the City, this Plan provides a more detailed level of guidance concerning selected community facilities and utilities. Chapter 10 summarizes the adopted public sanitary sewer and public water supply plans for the City. Space requirements for selected community facilities are

provided in Chapter 11 for the various City-owned public buildings including City Hall, library, main fire station, police station, and the public works facilities. Chapter 11 sets forth these spatial needs in the form of the summary building programs for each of these facilities.

PLANNED LAND USE DISTRICTS

This chapter sets forth both residential and non-residential planned land use district types and characteristics for this Plan. The land use districts are based upon the data inventory, analyses, and policy implications set forth elsewhere in this Plan. Each land use district is intended, when applied properly, to:

1. Minimize the creation of nonconforming uses and substandard lots, and
2. Maximize design flexibility within the framework of utility and construction cost efficiency.

These land use districts also form the basis upon which the necessary Plan implementing zoning districts can be drafted as described in Chapter 12.

Residential Land Use Districts

There are ten residential land use districts used in this Plan. The R-1 through R-8 Districts are, in some instances, derived from existing conditions in the City relative to lot sizes and widths. These districts are as follows:

- R-1** *Countryside/Estate Single-Family Residence District*
- R-2** *Estate Single-Family Residence District*
- R-3** *Suburban/Estate Single-Family Residence District*
- R-3E** *Suburban/Estate Single-Family Residence District*
- R-4** *Suburban Single-Family Residence District*
- R-5** *Suburban Single-Family Residence District*
- R-6** *Suburban Single-Family Residence District*
- R-7** *Two-Family Residence District*
- R-8** *Multiple-Family Residence District*
- VR** *Village Residence District*

The names coincide with the various community character types presented in both Chapters 4 and 6 as well as the proposed Plan implementing zoning districts described

in Chapter 12. Using the district names, density, and lot design characteristics will help to assure the necessary consistency between this Plan and its implementing Zoning Ordinance.

To understand the various residential district criteria described, several terms need to be defined. These are defined below.

Under the proposed residence districts, the term "*open space ratio*," or *OSR*, refers to the minimum proportion of the site which must be devoted to open space preservation. Such open space may be used to protect natural resource features requiring protection under the resource protection standards set forth in Chapter 3. In addition, such open space areas need not be under public ownership but can be under private ownership as either a part of the individual residential lot or as an outlot owned by a subdivision homeowners' association. Thus, the open space lands would remain on the City's tax rolls. The various methods available to the City for protecting open space lands are set forth in Chapter 9.

The term "*maximum gross density*," or *GD*, is the value used to determine the maximum number of dwelling units that may be placed on the overall acreage of a site. It includes those lands which would have to be preserved for either open space or natural resource base features protection.

Please note the similarity of maximum gross densities for each of the various development options which would be available within the same land use district. Thus, flexibility within each district is both assured and maintained to allow for the preservation of natural resource base features, open space, or both.

The term "*maximum net density*," or *ND*, is the value used to determine the maximum number of permitted dwelling units physically located within the buildable portion of the site. This would exclude any required open space areas or areas to be preserved for natural resource protection land.

The term "*minimum lot size*" is the smallest permissible lot size allowed in the land use district for the specified development option.

The term "*minimum lot width*" is the smallest lot width permitted within the lot boundaries between the side lot lines.

The following are detailed descriptions of the ten proposed residential land use districts. The various development options indicated are OSR driven. The overall maximum gross density stays essentially the same within each of the land use districts for all of the options.

However, as the minimum OSR increases, the maximum permitted net density increases. Under the "conventional" and other development options presented, the natural resource protection standards and guidelines set forth in Chapter 3 shall be adhered to.

All of the various detailed plans presented in this chapter indicate a "conventional" subdivision design. Under the various "conventional" subdivision design options set forth for each residential district, the OSR is set at 0.00. However, indicating "conventional" subdivision designs on these detailed Plan maps does not preclude any of the other OSR driven development options from being used. The City Plan Commission reserves the right during Plan implementation to treat the options set forth here as "Special Uses."

Table 8.1 presents the development standards for all of the Residential Districts.

Countryside/Estate Single-Family Residence (R-1) District: This district is designed to permit residential development at intensities that are consistent with the maintenance of a COUNTRYSIDE/ESTATE character and lifestyle. It serves as a transitional district between the more rural or farmland areas and the more suburban intensity areas of the City. The options in this district promote open space protection and natural resource base protection. It is the most rural of the residence land use districts.

Estate Single-Family Residence (R-2) District: This district provides for ESTATE type housing on very large lots. The R-2 Estate Single-Family Residence District regulations are intended to preserve and enhance an ESTATE character of surrounding areas and the attractiveness associated with such areas. The options in this district promote open space and natural resource base protection. It is the most protective of the estate types of single-family residence districts. This district is to be served by public sanitary sewer and water supply facilities.

Suburban/Estate Single-Family Residence (R-3) District: This district provides for the continuance of SUBURBAN/ESTATE lots at the smallest size possible. It is further intended to be used to protect the character of building bulk in established SUBURBAN/ESTATE residential neighborhoods and subdivisions. The options in this district promote open space and natural resource base protection. These requirements will result in a SUBURBAN/ESTATE community character. This district is to be served by public sanitary sewer and water supply facilities.

Suburban/Estate Single-Family Residence (R-3E) District: This district is established recognizing the importance to the City in the provision of SUBURBAN/ESTATE sized single-family residential areas and lots with larger building bulk requirements than the R-3 District. The options in the R-3E District promote open space and natural resource

base protection. These requirements will result in a SUBURBAN/ESTATE community character. This district is to be served by public sanitary sewer and water supply facilities.

Suburban Single-Family Residence (R-4) District: This district provides for new development in areas where the development pattern is already SUBURBAN in character. The district permits low density SUBURBAN type single-family development in a manner that is consistent with the provision of a high-quality SUBURBAN community character. Significant areas of open space may also be provided in this district to maintain this character. The options in this district promote open space and natural resource base protection. The requirements for the various options available under the provisions of this district are intended to reinforce the open nature of the City's SUBURBAN environment. This district is to be served by public sanitary sewer and water supply facilities. The R-4 District may be used as a transitional district between the less dense R-3 and R-3E Districts and the higher density R-5 District. The R-4 District is the least dense of the suburban district types.

Suburban Single-Family Residence (R-5) District: Like the R-4 District, the R-5 District provides for new development in areas where the development pattern is already SUBURBAN in character. The district permits moderate density SUBURBAN type single-family residential development in a manner that is consistent with the provision of a high-quality SUBURBAN community character. Significant areas of open space may also be provided in this district to maintain this character. The options in this district promote open space and natural resource base protection. The requirements for the various options available under the provisions of this district are intended to reinforce the open nature of the City's SUBURBAN environment. This district is to be served by public sanitary sewer and water supply facilities. The R-5 District may be used as a transitional district between the less dense R-4 District and the higher density R-6 District.

Suburban Single-Family Residence (R-6) District: This district provides for the continuation of higher density SUBURBAN type single-family dwelling lots in areas of the City where such development has already occurred or where such areas are planned to develop. The R-6 District is further intended to be used to protect the existing character of single-family dwelling lots in established residential neighborhoods and subdivisions. The district permits higher density SUBURBAN type single-family residential development in a manner that is consistent with the provision of a high-quality SUBURBAN community character. Areas of open space may also be provided in this district to maintain this character. The options in this district promote open space protection and natural resource base protection. The requirements for the various options available under the provisions of this district are intended to reinforce the open nature of the City's SUBURBAN environment. This district is to be served by public sanitary sewer and water supply facilities. The R-6 District may be used as a transitional district between

the less dense R-5 District and other higher density residential districts. The R-6 District is the most dense of the suburban single-family residence district types.

Two-Family Residence (R-7) District: This district is intended to establish and preserve two-family residential districts in the City. This district permits higher density SUBURBAN type two-family residential development in a manner that is consistent with the provision of a high-quality SUBURBAN community character. Areas of open space may also be provided in this district to maintain this character. The options in this district promote open space and natural resource base protection. The requirements for the various options available under the provisions of this district are intended to reinforce the open nature of the City's SUBURBAN environment. This district is to be served by public sanitary sewer and water supply facilities. The R-7 District may be used as a transitional district between the less dense R-6 District and other higher density R-8 District. The R-7 District is the least dense of the multi-family residence district types.

Multiple-Family Residence (R-8) District: This district is intended to establish and preserve multi-family residential areas in the City. The district permits high density URBAN type multi-family residential development in a manner that is consistent with the provision of a high-quality URBAN character within a SUBURBAN community character setting. Areas of open space are to be provided in this district to maintain this character. This district is to be served by public sanitary sewer and water supply facilities. The R-8 District may be used as a transitional district between the less dense R-7 District and other higher intensity commercial or institutional use districts with the provision of adequate landscape bufferyards. The R-8 District is the most dense of the residence district types.

Village Residence (VR) District: This district is to be used exclusively in the Village of St. Martins Planning District. This district is not intended to be confused with incorporated "villages" as defined by the Wisconsin State Statutes. This district is designed to prevent the Village of St. Martins area from becoming nonconforming as it would if placed under different more suburban-oriented land use and zoning classifications. This district is also intended to provide for the minor infilling of vacant or redevelopment areas within the Village of St. Martins consistent with this land use district and the established community character of the Village of St. Martins. This district is further intended to permit future residential development and redevelopment of the Village of St. Martins area consistent with earlier approved subdivisions and certified survey maps. This district is to be served by public sanitary sewer and water supply facilities.

Table 8.1

DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS

Development Type	Minimum Open Space Ratio (OSR)	Maximum Gross Density (GD)	Maximum Net Density (ND)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
R-1 District:					
Conventional	0.00	0.435	0.435	87,120	200
Option 1	0.50	0.442	0.898	40,000	150
Option 2	0.65	0.430	1.394	25,000	115
Option 3	0.70	0.436	1.718	20,000	100
R-2 District:					
Conventional	0.00	0.898	0.898	40,000	150
Option 1	0.35	0.902	1.394	25,000	115
Option 2	0.45	0.914	1.718	20,000	100
Option 3	0.50	0.978	2.081	16,000	95
R-3 District:					
Conventional	0.00	1.718	1.718	20,000	100
Option 1	0.15	1.769	2.081	16,000	95
Option 2	0.30	1.736	2.480	13,000	90
R-3E District:					
Conventional	0.00	1.394	1.394	25,000	115
Option 1	0.15	1.461	1.718	20,000	100
Option 2	0.30	1.457	2.081	16,000	95
R-4 District:					
Conventional	0.00	2.081	2.081	16,000	95
Option 1	0.15	2.108	2.480	13,000	90
Option 2	0.30	2.148	3.068	10,000	85
R-5 District:					
Conventional	0.00	2.480	2.480	13,000	90
Option 1	0.10	2.469	2.603	12,000	95
Option 2	0.15	2.608	3.068	10,000	85

Table 8.1 (continued)

DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS

Development Type	Minimum Open Space Ratio (OSR)	Maximum Gross Density (GD)	Maximum Net Density (ND)	Minimum Lot Area/Unit (sq.ft.)	Minimum Lot Width (ft.)
R-6 District:					
Conventional	0.00	2.972	2.972	11,000	90
Option 1	0.10	2.919	3.243	10,000	85
R-7 District:					
Conventional	0.00	2.099*	2.099*	15,000	115
Option 1	0.20	1.994*	2.493*	12,500	100
R-8 District:					
Single-family (including attached--maximum two dwelling units)	.00	5.00	5.00	6,000	60
Option 1	.25	6.10	12.20	1 acre	150
Option 2	.15	8.00	12.20	1 acre	150
VR District:					
Conventional (grid type design only)	0.00	4.283	4.283	7,200	60

**In terms of number of lots only. To arrive at maximum dwelling unit density, multiply the number indicated by two (2).*

Non-Residential Land Use Districts

There are 20 proposed non-residential land use districts. These districts are as follows:

Business Districts:

- B-1** *Neighborhood Business District*
- B-2** *General Business District*
- B-3** *Community Business District*
- B-4** *South 27th Street Business District*
- B-5** *Highway Business District*
- B-6** *Professional Office District*
- CC** *City Civic Center District*
- VB** *Village Business District*

Industrial Districts:

- M-1** *Limited Industrial District*
- M-2** *General Industrial District*
- M-3** *Quarrying and Extractive District*
- BP** *Business Park District*

Public and Semi-Public Districts:

- I-1** *Institutional District*
- P-1** *Park District*

Agricultural Districts:

- A-1** *Agricultural District*
- A-2** *Prime Agricultural District*

Special Districts:

- PDD** *Planned Development Districts*
- AO** *Airport Overlay District*
- HPO** *Historic Preservation Overlay District*
- L-1** *Landfill District*

The following presents the definitions of terms used in the non-residential land use districts which need some elaboration.

The term "*landscape surface ratio*" (*LSR*) refers to the minimum proportion of a site which must be devoted to natural undisturbed and/or vegetated/revegetated areas. Figure 8.2 illustrates the concept.

Minimum landscaped bufferyards are to be required between all unlike land use and zoning districts. These bufferyards are to be counted towards the landscape surface ratio (LSR) requirements.

The term "**gross floor area ratio**" (**GFAR**) refers to the maximum proportion of floor area to site area. This number is typically reduced when there are natural resource features on the site which would have to be preserved. Figure 8.3 illustrates the concept.

The term "**net floor area ratio**" (**NFAR**) refers to the maximum proportion of floor area to buildable portion of the site. Figure 8.4 illustrates the concept.

The term "**minimum lot size**" is the smallest permissible lot size allowed in the land use district for the specified development alternative or option.

The term "**minimum lot width**" is the smallest lot width permitted within the lot boundaries between the side lot lines.

The off-street parking ratios in Table 8.2 were used in calculating the various LSR, GFAR, and NFAR standards set forth for each proposed non-residential land use district. These ratios were based, in part, upon the analysis of off-street parking set forth in the Institute of Transportation Engineers' Parking Generation--2nd Edition (Washington, D.C.: Institute of Transportation Engineers, 1987).

Table 8.2

OFF-STREET PARKING RATIOS

<u>Land Use</u>	<u>Req'd Off-Street Parking Spaces Per 1,000 s.f. of TypeGross Floor Area</u>
Commercial Apartment	2
Day Care	2
Indoor Recreational	5
Industrial	2
Institutional/Cultural	3
Motel	5
Office	3.33
Quarrying/Extractive	2
Restaurant (not fast food)	10
Restaurant (fast food)	15
Retail	5
Warehousing	0.75
Mixed Uses	4
All Other Uses	3

Figure 8.2

LANDSCAPE SURFACE RATIO (LSR)

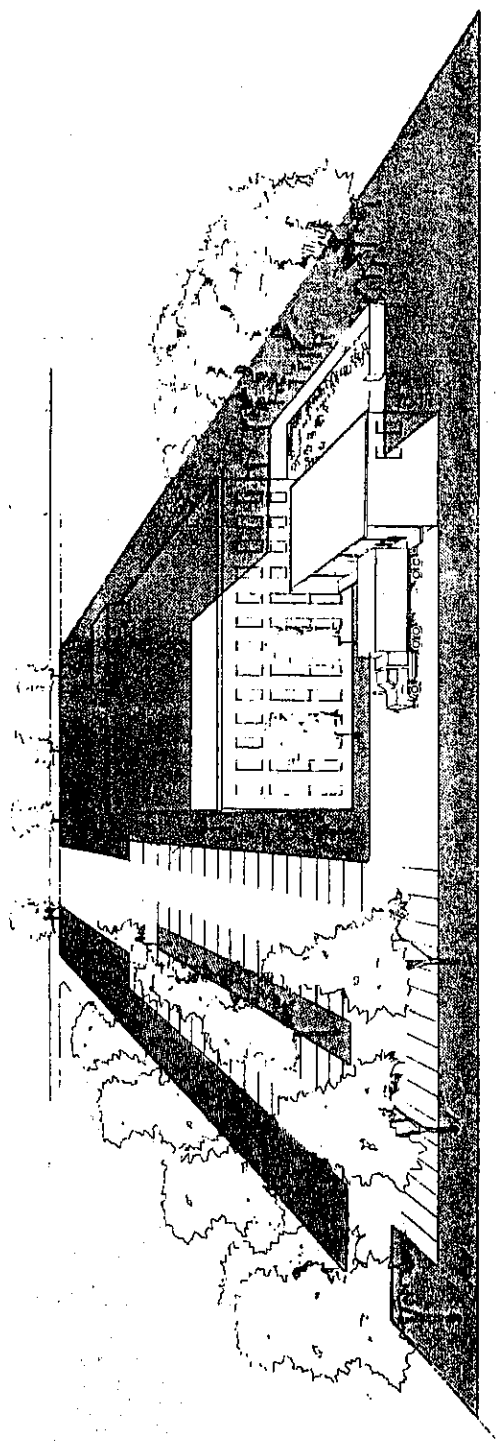


Figure 8.3

GROSS FLOOR AREA RATIO (GFAR)

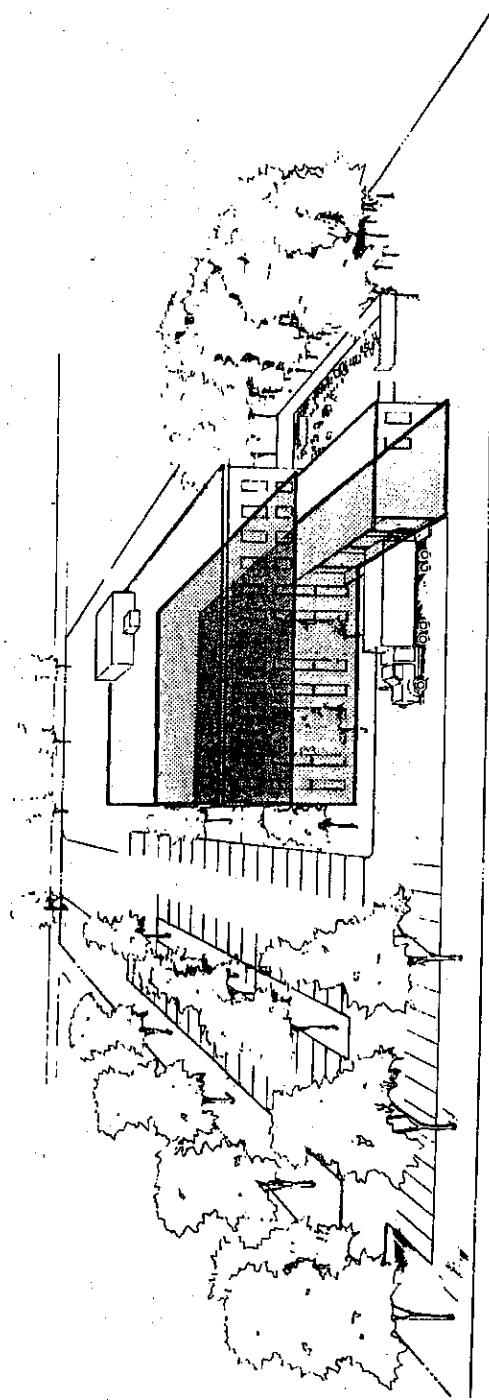
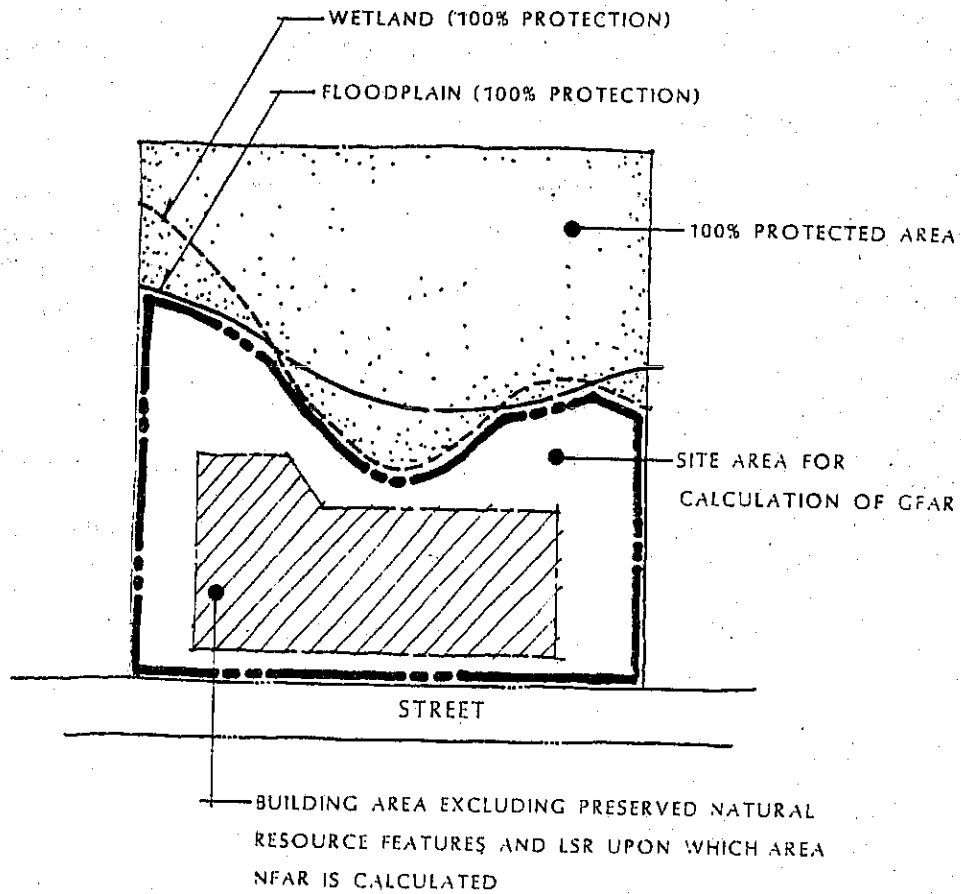


Figure 8.4

NET FLOOR AREA RATIO (NFAR)



The following provides detailed descriptions and characteristics of the proposed non-residential land use districts. These districts are divided into business, industrial, public and semi-public, agricultural, and special districts.

Business Districts

Business district regulations govern the development and use of the full range of business and commercial establishments needed to provide service to the citizens of the City of Franklin and its trade area. The various business district regulations provide for the grouping of compatible business and commercial establishments in accordance with their functions, extent of services, intensity of use and bulk, community character and community form-giving attributes.

Neighborhood Business (B-1) District: This district is established for the convenience of persons residing in nearby residential areas. It is limited to accommodating the basic day-to-day shopping and service needs of the residents living in the adjacent areas. This district is to have an area of two acres or more. Buildings constructed in this district could be clustered on parcels of land under individual or multiple ownership. It provides for an arrangement of retail trade establishments that are compatible in function and operation. Building height would not exceed two stories to assist in assuring compatibility with surrounding land uses of a lesser intensity. While off-street parking requirements would have a tendency to promote an AUTO-URBAN character, the various other requirements of the B-1 District are established to increase its compatibility with a SUBURBAN character.

Table 8.3 lists the development standards for the B-1 District.

Table 8.3

DEVELOPMENT STANDARDS FOR THE B-1 DISTRICT

<u>Development Type</u>	<u>Minimum Landscape Surface Ratio (LSR)</u>	<u>Maximum Gross Floor Area Ratio (GEAR)</u>	<u>Maximum Net Floor Area Ratio (NEAR)</u>	<u>Minimum Lot Area (sq.ft.)</u>	<u>Minimum Lot Width (ft.)</u>
One-Story					
Retail	0.45	0.18	0.32	20,000	100
Restaurant*	0.45	0.11	0.19	40,000	150
All Other Uses	0.45	0.24	0.44	20,000	100
Two-Story					
Retail	0.45	0.21	0.39	20,000	100
Restaurant*	0.45	0.12	0.22	40,000	150
Offices**	0.45	0.30	0.53	20,000	100
Commercial					
Apartment**	0.50	0.37	0.74	20,000	100
All Other Uses	0.45	0.31	0.57	20,000	100

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**On a second level only.

General Business (B-2) District: This district provides for the orderly and attractive development and grouping, in appropriate and convenient locations, of small-lot business activities of a general nature. Such businesses should provide adequate on-site parking and loading areas. While off-street parking requirements would have a tendency to promote an AUTO-URBAN character, the various other requirements of the B-2 District are established to increase its compatibility with a SUBURBAN character. Building height will not exceed two stories so as to be compatible with surrounding land uses of a lesser intensity. The B-2 District is to be used in general commercial areas of the City as indicated on the various Plan maps.

Table 8.4 lists the development standards for the B-2 District.

Table 8.4

DEVELOPMENT STANDARDS FOR THE B-2 DISTRICT

<u>Development Type</u>	<u>Minimum Landscape Surface Ratio (LSR)</u>	<u>Maximum Gross Floor Area Ratio (GEAR)</u>	<u>Maximum Net Floor Area Ratio (NEAR)</u>	<u>Minimum Lot Area (sq.ft.)</u>	<u>Minimum Lot Width (ft.)</u>
One-Story					
Retail	0.35	0.21	0.32	20,000	100
Restaurant*	0.35	0.13	0.19	40,000	150
All Other Uses	0.35	0.29	0.44	20,000	100
Two-Story					
Retail	0.35	0.25	0.39	20,000	100
Restaurant*	0.35	0.14	0.22	40,000	150
Offices**	0.35	0.35	0.53	20,000	100
Commercial					
Apartment**	0.50	0.48	0.74	20,000	100
All Other Uses	0.35	0.37	0.57	20,000	100

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**On a second level only.

Community Business (B-3) District: This district is designed to accommodate the needs of a much larger consumer population than served by the B-1 Neighborhood Shopping District. It provides for relatively large groupings of retail sales and customer service establishments in a community-serving shopping area. This district would be characterized by business establishments that have on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment. While off-street parking requirements would tend to promote an AUTO-URBAN character, the various other requirements of the B-3 District are established to increase its compatibility with a SUBURBAN character. This district is to occupy an area of not less than 10 acres. Buildings constructed in the B-3 District could be clustered on parcels of land under individual or multiple ownership. It provides for an arrangement of retail trade

establishments that are compatible in function and operation. Building height would not exceed two stories.

Table 8.5 lists the development standards for the B-3 District.

Table 8.5

DEVELOPMENT STANDARDS FOR THE B-3 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
One-Story					
Retail	0.40	0.19	0.32	40,000	150
Restaurant	0.40	0.08	0.14	40,000	150
All Other Uses	0.40	0.26	0.44	40,000	150
Two-Story					
Retail	0.40	0.23	0.39	40,000	150
Restaurant	0.40	0.09	0.15	40,000	150
Offices*	0.40	0.32	0.53	40,000	150
All Other Uses	0.40	0.34	0.57	40,000	150

**On a second level only.*

South 27th Street Business (B-4) District: This district is to accommodate business establishments located exclusively along the South 27th Street corridor. Thus, all property in the B-4 District shall directly abut the South 27th Street right-of-way. While the character of the B-4 District would be AUTO-URBAN, the various requirements of this district are established to increase its compatibility with a SUBURBAN character. The B-4 District is further established to accommodate a wide range of retail business and complementary uses to serve a trade area reaching out several miles or more and embracing a large segment of an urban, suburban, and rural region including areas located outside of the City of Franklin or its immediate surrounding municipalities. The B-4 District is characterized by business establishments that have on-site parking for customer automobiles. Buildings constructed in the B-4 District could be clustered on

parcels of land under individual or multiple ownership. Building height would not exceed two stories.

Table 8.6 lists the development standards for the B-4 District.

Table 8.6

DEVELOPMENT STANDARDS FOR THE B-4 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)**	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area (NFAR)	Minimum Lot Area (sq.ft.)***	Width (ft.)
One-Story					
Retail	0.35	0.21	0.32	40,000	150
Restaurant	0.35	0.09	0.14	40,000	150
Office	0.35	0.27	0.42	40,000	150
Motel	0.35	0.21	0.32	40,000	150
Mixed Uses	0.35	0.24	0.37	40,000	150
All Other Uses	0.35	0.29	0.44	40,000	150
Two-Story					
Retail	0.35	0.25	0.39	40,000	150
Restaurant	0.35	0.09	0.15	40,000	150
Office	0.35	0.35	0.53	40,000	150
Motel	0.35	0.25	0.39	40,000	150
Commercial					
Apartment*	0.50	0.37	0.74	40,000	150
Mixed Uses	0.35	0.30	0.46	40,000	150
All Other Uses	0.35	0.37	0.57	40,000	150

*On second level only.

**Minimum landscape surface ratio (LSR) may be reduced by 0.05 and GFAR increased proportionally if primary access to the property is afforded by a single access drive shared with an abutting property. Proof of grant of such access easement is to be required by the City.

Table 8.6 (continued)

DEVELOPMENT STANDARDS FOR THE B-4 DISTRICT

NOTES

***For all land uses, except restaurants, the minimum lot size may be reduced to 30,000 square feet if primary access to the property is afforded by a single access drive shared with an abutting property. Proof of grant of such access easement is to be required by the City.

Highway Business (B-5) District: This district accommodates automobile-oriented sales and service establishments. It provides for relatively small retail sales and service establishments which are dependent upon an abutting highway for business purposes. All property in the B-5 District shall abut either a U.S. or State Trunk designated highway. While the character of the B-5 District would be AUTO-URBAN, the various requirements of the B-5 District are established to increase its compatibility with a SUBURBAN character. The B-5 District is characterized by business establishments that have on-site parking for customer automobiles. It provides for an arrangement of retail trade establishments that are compatible in function and operation. Building height would not exceed one story.

Table 8.7 lists the development standards for the B-5 District.

Table 8.7

DEVELOPMENT STANDARDS FOR THE B-5 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
Retail	0.40	0.19	0.32	40,000**	150**
Restaurant	0.40	0.08	0.14	40,000	150
Motel	0.40	0.19	0.32	40,000	150
Mixed Uses*	0.40	0.22	0.37	40,000**	150**
All Other Uses	0.40	0.26	0.44	40,000**	150**

Table 8.7 (continued)

DEVELOPMENT STANDARDS FOR THE B-5 DISTRICT

NOTES

**Not including residential.*

***20,000 square feet minimum lot area and 100 foot minimum lot width when drive is shared with an abutting property.*

Professional Office (B-6) District: This district is established to locate professional, financial, and governmental activities or similarly related activities. It provides for the orderly and attractive development and grouping, in appropriate and convenient locations, of professional office-related activities. Such businesses should provide adequate on-site parking areas. While off-street parking requirements would have a tendency to promote an AUTO-URBAN character, the various other requirements of the B-6 District are established to increase its compatibility with a SUBURBAN character. This district is to be used in general commercial areas of the City as indicated on the various Plan maps. Building height would not exceed three stories.

Table 8.8 lists the development standards for the B-6 District.

Table 8.8

DEVELOPMENT STANDARDS FOR THE B-6 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
One-Story					
Office	0.40	0.25	0.42	20,000	100
Restaurant*	0.40	0.12	0.19	40,000	150
Retail**	0.40	0.19	0.32	20,000	100
All Other Uses	0.40	0.26	0.44	20,000	100

Table 8.8 (continued)

DEVELOPMENT STANDARDS FOR THE B-6 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
Two-Story					
Office	0.40	0.32	0.53	20,000	100
Restaurant*	0.40	0.13	0.22	40,000	150
Retail**	0.40	0.23	0.39	20,000	100
Commercial					
Apartment***	0.50	0.37	0.74	20,000	100
All Other Uses	0.40	0.34	0.57	20,000	100
Three-Story					
Office	0.40	0.35	0.59	20,000	100
Restaurant*	0.40	0.13	0.22	40,000	150
Retail**	0.40	0.25	0.42	20,000	100
Commercial					
Apartment***	0.50	0.42	0.85	20,000	100
All Other Uses	0.40	0.38	0.63	20,000	100

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**As an accessory use only.

***On the second and/or third level only.

City Civic Center (CC) District: This district is to serve as the new "downtown" of the City of Franklin--in that area of the City designated in this Plan as the Civic Center Planning District. Since much of that area has existing woodland and wetland cover, the CC District requires a larger landscape surface ratio (LSR) and lesser floor area ratio (FAR) than are typical of other business and institutional districts of the City. While the CC District is generally intended to accommodate uses which are under public, public-related ownership, or serve a quasi-public purpose, it is also intended that the CC District

promote mixed-use development which may include cultural and institutional facilities, indoor entertainment facilities, business uses, multi-family residential uses (to a lesser extent), and those other uses which would contribute to the CC District's role as the "heart" of the City of Franklin. While the character of the highly pedestrianized portions would be URBAN in character, the various requirements of the CC District are established to increase its compatibility with a SUBURBAN character through the preservation of open space and natural resource features. Although the CC District has off-street parking requirements, the intent is to foster a pedestrian-oriented City of Franklin Civic Center. The scale of development is to be people-oriented rather than automobile-oriented. Thus, the spaces formed in this area--through careful site planning and landscape architecture practice--are to cater to the pedestrian rather than the automobile.

It is intended that the CC District employ stricter building, site, and landscape design standards than most other areas of the City, since the uses in the district will convey the image of all of the City of Franklin to both residents and visitors. Building design shall follow the City's design guidelines established especially for buildings located within the CC District. Building height shall not exceed three stories.

Table 8.9 lists the development standards for the CC District.

Table 8.9

DEVELOPMENT STANDARDS FOR THE CC DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area*** (sq.ft.)	Minimum Lot Width (ft.)
<i>One-Story</i>					
Institutional/ Cultural	0.50	0.22	0.44	10,000	85
Indoor					
Recreational	0.50	0.16	0.32	10,000	85
Restaurant*	0.50	0.10	0.19	20,000	100
Retail	0.50	0.16	0.32	10,000	85
Office	0.50	0.21	0.42	10,000	85
Mixed Uses	0.50	0.18	0.37	10,000	85
All Other Uses	0.50	0.22	0.44	10,000	85

Table 8.9 (continued)

DEVELOPMENT STANDARDS FOR THE CC DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area*** (sq.ft.)	Minimum Lot Width (ft.)
Two-Story					
Institutional/					
Cultural	0.50	0.28	0.57	10,000	85
Indoor					
Recreational	0.50	0.19	0.39	10,000	85
Restaurant*	0.50	0.11	0.22	20,000	100
Retail	0.50	0.19	0.39	10,000	85
Office	0.50	0.27	0.53	10,000	85
Commercial					
Apartment**	0.50	0.37	0.74	10,000	85
Mixed Uses	0.50	0.23	0.46	10,000	85
All Other Uses	0.50	0.28	0.57	10,000	85
Three-Story					
Institutional/					
Cultural	0.50	0.31	0.63	15,000	100
Indoor					
Recreational	0.50	0.21	0.42	15,000	100
Restaurant*	0.50	0.11	0.22	30,000	125
Office	0.50	0.30	0.59	15,000	100
Commercial					
Apartment**	0.50	0.42	0.85	15,000	100
Mixed Uses	0.50	0.25	0.50	15,000	100
All Other Uses	0.50	0.31	0.63	15,000	100

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

Table 8.9 (continued)

DEVELOPMENT STANDARDS FOR THE CC DISTRICT

NOTES

***In two- or three-story buildings only, and only on the second or third levels.*

****More than one principal structure may be permitted on a lot to promote mixed use lots.*

Village Business (VB) District: This district is not to be confused with incorporated "villages" as defined by the Wisconsin State Statutes. It is a non-residential district to be used exclusively in the Village of St. Martins Planning District as delineated by this Plan. While the overall character is URBAN, the Village of St. Martins is located within a rural/ suburban transitional setting; thus, the district requirements are established to maintain and enhance its "village" characteristics. The VB District is also designed so as to prevent land and structures in the Village of St. Martins area from becoming nonconforming as they would if placed under different more suburban-oriented land use or zoning classifications. It provides for the minor infilling of vacant or redevelopment areas within the Village of St. Martins consistent with this land use district and the established community character of the Village. This district is further intended to permit future non-residential development and redevelopment of the Village of St. Martins area consistent with earlier approved subdivisions and certified survey maps.

Generally, off-street parking would not be required in this district. However, the City Plan Commission may require off-street parking under those circumstances where a property is under single ownership and sufficient space is available on-site. This district is to be served by public sanitary sewer and water supply facilities.

Building design shall follow the City's design guidelines established especially for buildings located within the VB District. Building height shall not exceed a height of two stories.

Table 8.10 lists the development standards for the VB District.

Table 8.10

DEVELOPMENT STANDARDS FOR THE VB DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area*** (sq.ft.)	Minimum Lot Width*** (ft.)
One-Story					
Institutional	--	--	--	7,200	60
Retail	--	--	--	7,200	60
Restaurant*	--	--	--	7,200	60
Mixed Uses	--	--	--	7,200	60
All Other Uses	--	--	--	7,200	60
Two-Story					
Institutional	--	--	--	7,200	60
Retail	--	--	--	7,200	60
Restaurant*	--	--	--	7,200	60
Office**	--	--	--	7,200	60
Commercial					
Apartment**	--	--	--	7,200	60
Mixed Uses	--	--	--	7,200	60
All Other Uses	--	--	--	7,200	60

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**In two-story buildings only and only on the second level.

***Any subdividing of land which occurs within the VB District shall follow the already established grid pattern of lot and street layout.

Industrial Districts

Limited Industrial (M-1) District: This district provides for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation. This district may be used to accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses. It is not intended to accommodate industrial or business parks under unified design and ownership which exceed 20 acres in area. The community character of the M-1 District is SUBURBAN. Buildings shall not exceed a height of three stories.

Table 8.11 lists the development standards for the M-1 District.

Table 8.11

DEVELOPMENT STANDARDS FOR THE M-1 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
<i>One-Story</i>					
Day Care	0.40	0.45	0.74	40,000	150
Restaurant*	0.40	0.12	0.19	40,000	150
Retail**	0.40	0.19	0.32	20,000	100
Office	0.40	0.25	0.42	20,000	100
Indoor					
Recreational	0.40	0.19	0.32	20,000	100
Industrial	0.40	0.32	0.53	20,000	100
Warehouse	0.40	0.44	0.74	20,000	100
Mixed Uses	0.40	0.22	0.37	20,000	100
All Other Uses	0.40	0.26	0.44	20,000	100
<i>Two-Story</i>					
Restaurant*	0.40	0.13	0.22	40,000	150
Retail**	0.40	0.23	0.39	20,000	100
Office	0.40	0.32	0.53	20,000	100
Indoor					
Recreational	0.40	0.23	0.39	20,000	100

Table 8.11 (continued)

DEVELOPMENT STANDARDS FOR THE M-1 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
<i>Two-Story (continued)</i>					
Industrial	0.40	0.45	0.74	20,000	100
Warehouse	0.40	0.59	1.19	20,000	100
Mixed Uses	0.40	0.28	0.46	20,000	100
All Other Uses	0.40	0.34	0.57	20,000	100
<i>Three-Story</i>					
Restaurant*	0.40	0.13	0.22	40,000	150
Retail**	0.40	0.25	0.42	20,000	100
Office	0.40	0.35	0.59	20,000	100
Indoor					
Recreational	0.40	0.25	0.42	20,000	100
Industrial	0.40	0.42	0.85	20,000	100
Warehouse	0.40	0.89	1.48	20,000	100
Mixed Uses	0.40	0.30	0.50	20,000	100
All Other Uses	0.40	0.38	0.63	20,000	100

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**As accessory use to the principal use only for the sale of goods manufactured on the premises and located on the first floor only.

General Industrial (M-2) District: This district provides for manufacturing, industrial, warehousing, and uses of a more general and less restrictive nature and size than either the M-1 or BP Districts. In addition, this district is to be used in locations where the relationship to surrounding land uses would create fewer problems of compatibility. This district would not normally abut residential land use districts. It is not intended to accommodate industrial or business parks under unified design and ownership which exceed 20 acres in area. The community character is SUBURBAN.

Table 8.12 lists the development standards for the M-2 District.

Table 8.12

DEVELOPMENT STANDARDS FOR THE M-2 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
One-Story					
Day Care	0.35	0.35	0.54	40,000	150
Restaurant*	0.35	0.13	0.19	40,000	150
Retail**	0.35	0.21	0.32	40,000	150
Office	0.35	0.27	0.42	40,000	150
Indoor					
Recreational	0.35	0.21	0.32	40,000	150
Industrial	0.35	0.3	0.54	40,000	150
Warehouse	0.35	0.48	0.74	40,000	150
Mixed Uses	0.35	0.24	0.37	40,000	150
All Other Uses	0.35	0.29	0.44	40,000	150
Two-Story					
Restaurant*	0.35	0.14	0.22	40,000	150
Retail**	0.35	0.25	0.39	40,000	150
Office	0.35	0.35	0.53	40,000	150
Indoor					
Recreational	0.35	0.25	0.39	40,000	150
Industrial	0.35	0.48	0.74	40,000	150
Warehouse	0.35	0.77	1.19	40,000	150
Mixed Uses	0.35	0.30	0.46	40,000	150
All Other Uses	0.35	0.37	0.57	40,000	150
Three-Story					
Restaurant*	0.35	0.14	0.22	40,000	150
Retail**	0.35	0.27	0.42	40,000	150
Office	0.35	0.38	0.59	40,000	150
Indoor					
Recreational	0.35	0.27	0.42	40,000	150
Industrial	0.35	0.55	0.85	40,000	150
Warehouse	0.35	0.96	1.48	40,000	150
Mixed Uses	0.35	0.32	0.50	40,000	150
All Other Uses	0.35	0.41	0.63	40,000	150

Table 8.12 (continued)

DEVELOPMENT STANDARDS FOR THE M-2 DISTRICT

NOTES

**Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.*

***As accessory use to the principal use only for the sale of goods manufactured on the premises and located on the first floor only.*

Quarrying and Extractive (M-3) District: This district provides for the conduct of quarries or other mineral extractive and related operations and for the proper restoration of quarried or mined areas of the City of Franklin. It also provides for the restoration of quarries and extractive areas in a manner which will not deteriorate the natural environment. The M-3 District is further intended to be used in existing quarry and extractive areas of the City and shall not be used to accommodate new quarrying or extractive sites not contiguous to such existing operations at the time of Plan implementing ordinance adoption. Although the operations which take place within the M-3 District can have a relatively high intensity with respect to trucking and blasting, the open space nature of its uses results in an overall RURAL character. While structures may be taller, buildings shall be limited in height to two stories. The minimum area of this district shall be 100 acres.

Table 8.13 lists the development standards for the M-3 District.

Table 8.13

DEVELOPMENT STANDARDS FOR THE M-3 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
One-Story					
Retail*	0.50	0.16	0.32	20,000	100
Office*	0.50	0.21	0.42	20,000	100
Quarrying/ Extractive	0.50	0.27	0.54	40 acres	330
All Other Uses	0.50	0.22	0.44	40,000	150
Two-Story					
Retail*	0.50	0.19	0.39	20,000	100
Office*	0.50	0.27	0.53	20,000	100
Quarrying/ Extractive	0.50	0.37	0.74	40 acres	330
All Other Uses	0.50	0.28	0.57	40,000	150

**As accessory use to the principal use only for the sale of materials resulting from the quarrying/extractive operation to be located on the first floor only.*

Business Park (BP) District: This district provides for the development of the attractive grouping of office, manufacturing, industrial development uses, and limited ancillary service uses which serve the needs of the occupants of this district. Uses would be of a limited intensity and would provide an aesthetically pleasing environment. This district would provide for ample off-street parking and loading areas and landscape planting and screening of adjacent land uses of a lower intensity. The BP District is further intended to be applied to those areas of the City identified for business park development by this Plan. It is to accommodate industrial or business parks under unified design and ownership which exceed 20 acres in area. The community character is SUBURBAN. Buildings shall not exceed a height of four stories.

Table 8.14 lists the development standards for the BP District.

Table 8.14

DEVELOPMENT STANDARDS FOR THE BP DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
<i>One-Story</i>					
Day Care	0.45	0.29	0.54	40,000	150
Restaurant*	0.45	0.11	0.19	40,000	150
Retail**	0.45	0.18	0.32	40,000	150
Office	0.45	0.23	0.42	40,000	150
Indoor					
Recreational	0.45	0.18	0.32	40,000	150
Industrial	0.45	0.29	0.54	40,000	150
Warehouse	0.45	0.41	0.74	40,000	150
Mixed Uses	0.45	0.20	0.37	40,000	150
All Other Uses	0.45	0.24	0.44	40,000	150
<i>Two-Story</i>					
Restaurant*	0.45	0.12	0.22	40,000	150
Retail**	0.45	0.21	0.39	40,000	150
Office	0.45	0.29	0.53	40,000	150
Indoor					
Recreational	0.45	0.21	0.39	40,000	150
Industrial	0.45	0.41	0.74	40,000	150
Warehouse	0.45	0.21	1.39	40,000	150
Mixed Uses	0.45	0.25	0.46	40,000	150
All Other Uses	0.45	0.31	0.57	40,000	150
<i>Three-Story</i>					
Restaurant*	0.45	0.12	0.22	40,000	150
Retail**	0.45	0.23	0.42	40,000	150
Office	0.45	0.33	0.59	40,000	150
Indoor					
Recreational	0.45	0.23	0.42	40,000	150
Industrial	0.45	0.47	0.85	40,000	150
Warehouse	0.45	0.81	1.48	40,000	150

Table 8.14 (continued)

DEVELOPMENT STANDARDS FOR THE BP DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NEAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
<i>Three-Story (continued)</i>					
Mixed Uses	0.45	0.27	0.50	40,000	150
All Other Uses	0.45	0.34	0.63	40,000	150
<i>Four-Story</i>					
Restaurant*	0.45	0.12	0.22	40,000	150
Retail**	0.45	0.23	0.42	40,000	150
Office	0.45	0.34	0.62	40,000	150
Indoor					
Recreational	0.45	0.24	0.43	40,000	150
Industrial	0.45	0.50	0.91	40,000	150
Mixed Uses	0.45	0.29	0.52	40,000	150
All Other Uses	0.45	0.36	0.67	40,000	150

*Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

**As accessory use to the principal use only for the sale of goods manufactured on the premises and located on the first floor only.

Public and Semi-Public Districts

Institutional (I-1) District: This district eliminates the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public, or quasi-public purpose, is anticipated to be permanent. The resulting character would be SUBURBAN. Maximum permitted building height is three stories.

Table 8.15 lists the development standards for the I-1 District.

Table 8.15

DEVELOPMENT STANDARDS FOR THE I-1 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GEAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
One-Story					
Institutional	0.40	0.26	0.44	20,000	100
Restaurant*	0.40	0.12	0.19	40,000	150
Office	0.40	0.25	0.42	20,000	100
All Other Uses	0.40	0.26	0.44	20,000	100
Two-Story					
Institutional	0.40	0.34	0.57	20,000	100
Restaurant*	0.40	0.13	0.22	40,000	150
Office	0.40	0.32	0.53	20,000	100
All Other Uses	0.40	0.34	0.57	20,000	100
Three-Story					
Institutional	0.40	0.38	0.63	20,000	100
Restaurant*	0.40	0.13	0.22	40,000	150
Office	0.40	0.36	0.59	20,000	100
All Other Uses	0.40	0.38	0.63	20,000	100

*As an accessory use to a permitted use only. Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.

Park (P-1) District: This district provides for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses. Building height shall be limited to two stories.

Table 8.16 lists the development standards for the P-1 District.

Table 8.16

DEVELOPMENT STANDARDS FOR THE P-1 DISTRICT

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
Outdoor Uses	0.50	--	--	2 acres	200
One-Story Building					
Institutional	0.50	0.22	0.44	20,000	100
Restaurant*	0.50	0.10	0.19	40,000	150
Indoor					
Recreational	0.50	0.16	0.32	20,000	100
All Other Uses	0.50	0.22	0.44	20,000	100
Two-Story Building					
Institutional	0.50	0.28	0.57	20,000	100
Restaurant*	0.50	0.11	0.22	40,000	150
Indoor					
Recreational	0.50	0.19	0.39	20,000	100
All Other Uses	0.40	0.28	0.57	20,000	100

**As an accessory use to a permitted use only. Sit-down restaurant only. No drive-in, drive-through, or carry-out permitted.*

Agricultural Districts

Table 8.17 lists the development standards for the agricultural districts.

Agricultural (A-1) District: This district provides for, maintains, preserves, and enhances agricultural lands historically utilized for crop production but which are not included within the A-2 Prime Agricultural District. These lands are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activities. The overall intent is to retain the

COUNTRYSIDE and RURAL character of areas of the City of Franklin in which the A-1 District is used. In addition, certain rural uses are permitted in the district.

Prime Agricultural (A-2) District: This district maintains, enhances, and preserves agricultural lands historically utilized for the production and raising of livestock. It is further intent upon preventing the premature conversion of agricultural land to scattered urban and suburban uses such as residential, commercial, and industrial uses. The lands placed in the A-2 District are to be limited to those lands shown as "Prime Agricultural Land" on the adopted regional land use plan and this Plan. The overall intent is to retain the RURAL character of areas of the City of Franklin in which the A-2 District is used.

Table 8.17

DEVELOPMENT STANDARDS FOR THE AGRICULTURAL DISTRICTS

Development Type	Minimum Landscape Surface Ratio (LSR)	Maximum Gross Floor Area Ratio (GFAR)	Maximum Net Floor Area Ratio (NFAR)	Minimum Lot Area (acres)	Minimum Lot Width (ft.)
<u>A-1 District:</u>					
Single-family	--	0.05	--	10 acres	330
Agricultural	--	0.05	--	10 acres	330
All Other Uses	--	0.05	--	10 acres	330
<u>A-2 District:</u>					
Single-family	--	0.05	--	35 acres	330
Agricultural	--	0.10	--	35 acres	330
All Other Uses	--	0.05	--	35 acres	330

Special Districts

The following special districts are used to accommodate unique land use needs and considerations.

Planned Development Districts (PDD): These districts permit developments that will, over a period of time, derive maximum benefit from coordinated area site planning, diversified location of structures, and mixed compatible uses. They provide a safe and

efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, and economic design and location of public and private utilities and community facilities. They ensure adequate standards of construction and planning. The unified and planned development of a site, in single or corporate ownership or control at the time of application, may be permitted in a PDD with one or more principal uses or structures and related accessory uses and structures.

The regulations within a PDD need not be uniform throughout the individual PDD. However, all PDD shall specify land use maximum or minimum intensity standards including, where applicable: the open space ratio (OSR), maximum gross residential density, maximum net residential density, maximum floor area ratio (FAR), and minimum landscape surface ratio (LSR). These shall be established on an individual PDD basis to ensure the intensity of development on the site.

The Plan maps only identify PDD areas which were existing at the time of the adoption of this Plan. No new PDDs have been indicated on the Plan maps. The City may permit new PDD if the owner or his agent can prove to the City that the resulting PDD will achieve a better design, identical or lesser intensity land uses (in terms of dwelling units, land use type, or FAR), and identical or greater OSR than that which is indicated on the adopted Plan maps.

While the PDD is intended to be flexible in its application, it is not to be used to alter or amend any of the prescribed natural resource base protection standards advanced by this Plan.

Airport Overlay (AO) District: This district allows for the coordination, planning, and development of land uses in the vicinity of General Mitchell Field but limits uses and requires noise protection. It ensures that land uses in the airport noise impact area are mutually compatible with airport noise. In addition, the AO District shall also have the following purposes:

1. This district is established for the general purpose of controlling conflicts between land uses and noise generated by aircraft and to protect the public health, safety, and welfare from the adverse impacts associated with excessive noise. When implemented through City zoning regulations, the AO District shall also provide acoustical performance standards.
2. This district shall be in addition to and shall overlay all other land use districts where it is applied so that any parcel of land lying in the AO District shall also lie in one or more of the other land use districts. The effect is to create a land use district which has the characteristics and limitations of both the underlying and overlying districts.

3. Through the ultimate adoption of an implementing zoning district and zoning map, public hearing and adequate notice would be provided to landowners and prospective landowners that airport operations should be considered as possibly affecting the use of property within the AO District.

Historic Preservation Overlay (HPO) District: This district provides for the protection and preservation of those structures whose historic or architectural interest are valuable contributions to the character and charm of the City or areas of the City. Such structures and areas are hereby deemed to represent a community asset justifying public regulation to ensure their preservation.

Landfill (L-1) District: This district regulates land use at existing, as well as former landfill sites in the City of Franklin. It is not intended to accommodate new landfill sites in the City of Franklin. The implementing Zoning Ordinance requirements of the L-1 District shall address safety issues pertaining to landfills, protection of the natural resource base, minimization of adverse impacts upon surrounding and areawide land uses, aesthetics of the landfill site and surrounding environs, landscaping, noise, and traffic impacts upon the street and highway system serving the L-1 District. Landfill restoration requirements shall be set forth in the implementing Zoning Ordinance. The minimum L-1 District size shall be 160 acres.

Modifications to the Landscape Surface Ratio (LSR) Standards

The City recognizes that use of the aforementioned landscape surface ratio (LSR) standards may not always lead to good design and, under some circumstances, may be difficult to achieve. Therefore, the Zoning Ordinance amendments which will be necessary to implement these standards shall address mitigation and flexibility alternatives within the Plan implementing non-residential zoning districts.

Alternatives shall include provisions to accommodate additional landscape plant materials, located on-site, for reductions in the required LSR. These additional plants shall supplement those landscaping requirements otherwise required under the specified LSRs. Such LSR mitigation measures shall be made available to all landowners in all non-residential zoning districts. In no case, however, shall such LSRs be reduced lower than the LSR levels in Table 8.18. In no case shall reductions in LSRs supersede the natural resource protection standards set forth in Chapter 3 of this Plan or allow for increases in either the maximum gross floor area ratio (GFAR) or net floor area ratio (NFAR) set forth in this Plan.

Table 8.18

**MODIFICATIONS TO LSR REQUIREMENTS
IN NON-RESIDENTIAL DISTRICTS**

<u>Land Use/Zoning District</u>	<u>Required LSR</u>	<u>Alternative LSR with Mitigation</u>
<u>Business Districts:</u>		
B-1 Neighborhood	0.45	0.35
B-2 General	0.35	0.25
B-3 Community	0.40	0.30
B-4 South 27th Street	0.35	0.30
B-5 Highway Business	0.40	0.30
B-6 Professional Office	0.40	0.30
CC City Civic Center	0.50	0.40
VB Village Business	--	--
<u>Industrial Districts:</u>		
M-1 Limited Industrial	0.40	0.30
M-2 General Industrial	0.35	0.25
M-3 Quarrying & Extractive	0.50	0.50
BP Business Park	0.45	0.40
Public and Semi-Public Districts:		
I-1 Institutional	0.40	0.30
P-1 Park	0.50	0.45

THE CITY-WIDE COMPREHENSIVE MASTER PLAN

Map 8.1 presents the comprehensive land use plan map of the City of Franklin. It is a composite of the detailed subarea plans prepared for the City.

In 1985, the existing community character of the City was ESTATE (see Table 4.3). The Phase II planned character of the City, based upon the planned land use presented in Map 8.1, is SUBURBAN. The planned character for specific subareas of the City should be considered as a maximum overall character for the entire City. Both the existing and planned community character of the City are quantified in Table 8.19 and graphed in Figure 8.5 using the community character triangle (see Chapter 4). Table 8.20 indicates the total City planned dwellings and population for Phase II (beyond year 2010) of the Plan by land use district. At complete build-out of Phase II of the Plan the City can expect a total number of dwelling units of 18,291 and 51,218 persons.

DETAILED SUBAREA PLANS FOR COMPREHENSIVE MASTER PLAN PHASES I & II

Delineation of Planning Subareas

During the Plan preparation process, the City was divided into a number of special planning districts, neighborhoods, and planning areas as illustrated on Map 4.2 in Chapter 4. These delineations were based, in part, upon the criteria set forth in Chapter 6 as well as existing natural and man-made conditions unique to the City. The detailed plans and designs for the City's 15 special planning districts, 12 neighborhoods, and seven planning areas (subneighborhoods) are presented in this chapter. Specific designs were prepared for each of the subareas of the City delineated on Map 4.2.

Plan Phases

As stated earlier in this chapter, the City's planning effort has two phases. Phase I represents City growth which may be expected to occur through the year 2010, and Phase II represents the growth of each individual planning unit beyond the year 2010. Phase I growth is defined by the sanitary sewer service area delineated on the detailed subarea plan maps (see Chapter 10).

Table 8.19

**PLANNED LAND USES FOR THE
CITY OF FRANKLIN: PHASE II**

<u>Land Use District/Type</u>	<u>Acreage</u>	<u>% of Planning Area</u>	<u>% of Subtotal</u>
URBAN			
<i>Residential:</i>			
R-7 Two-Family ^b	250.2	1.1	5.4
R-8 Multiple-Family ^c	682.2	3.1	14.6
VR Village Residence	138.0	0.7	3.0
<i>Business & Other:</i>			
B-1 Neighborhood	133.9	0.6	2.9
B-2 General	130.8	0.6	2.7
B-3 Community	128.4	0.6	2.8
B-4 South 27th Street	165.1	0.7	3.5
B-5 Highway	38.7	0.2	0.8
B-6 Professional Office	195.0	0.9	4.2
CC City Civic Center	225.1	1.0	4.8
VB Village Business	17.8	0.1	0.3
I-1 Institutional	877.7	4.0	19.0
PDD Planned Development ^d	180.2	0.8	3.9
<i>Industrial & Related:</i>			
M-1 Limited Industrial	930.3	4.3	20.0
M-2 General Industrial	0.0	0.0	0.0
BP Business Park	564.0	2.6	12.1
Urban Subtotal	4,657.4	21.3	100.0
SUB-URBAN			
<i>Single-Family:</i>			
R-1 Countryside/Estate	389.3	1.8	3.0
R-2 Estate	1,089.6	5.0	8.4
R-3 Suburban/Estate	2,642.4	12.1	20.3
R-3E Suburban/Estate	565.6	2.6	4.3
R-4 Suburban	1,287.0	5.9	9.9
R-5 Suburban	1,670.1	7.6	12.8
R-6 Suburban	1,475.2	6.8	11.3
<i>Recreational:</i>			
P-1 Park	3,886.7	17.8	30.0
Sub-Urban Subtotal	13,005.9	59.6	100.0

Table 8.19 (continued)

**PLANNED LAND USES FOR THE
CITY OF FRANKLIN: PHASE II**

<u>Land Use District/Type</u>	<u>Acreage</u>	<u>% of Planning Area</u>	<u>% of Subtotal</u>
RURAL			
<i>Agriculture:</i>			
A-1 Agricultural	2,476.2	11.3	59.1
A-2 Prime Agricultural	1,225.8	5.6	29.3
<i>Other:</i>			
M-3 Quarrying/Extractive	130.6	0.6	3.1
L-1 Landfill	354.6	1.6	8.5
Rural Subtotal	4,187.2	19.1	100.0
TOTAL	21,850.5	100.0	--

^aAssuming that a minimum of 70 percent of all existing 1985 woodland areas are preserved.

^bIncluding PDD developments with R-7 densities.

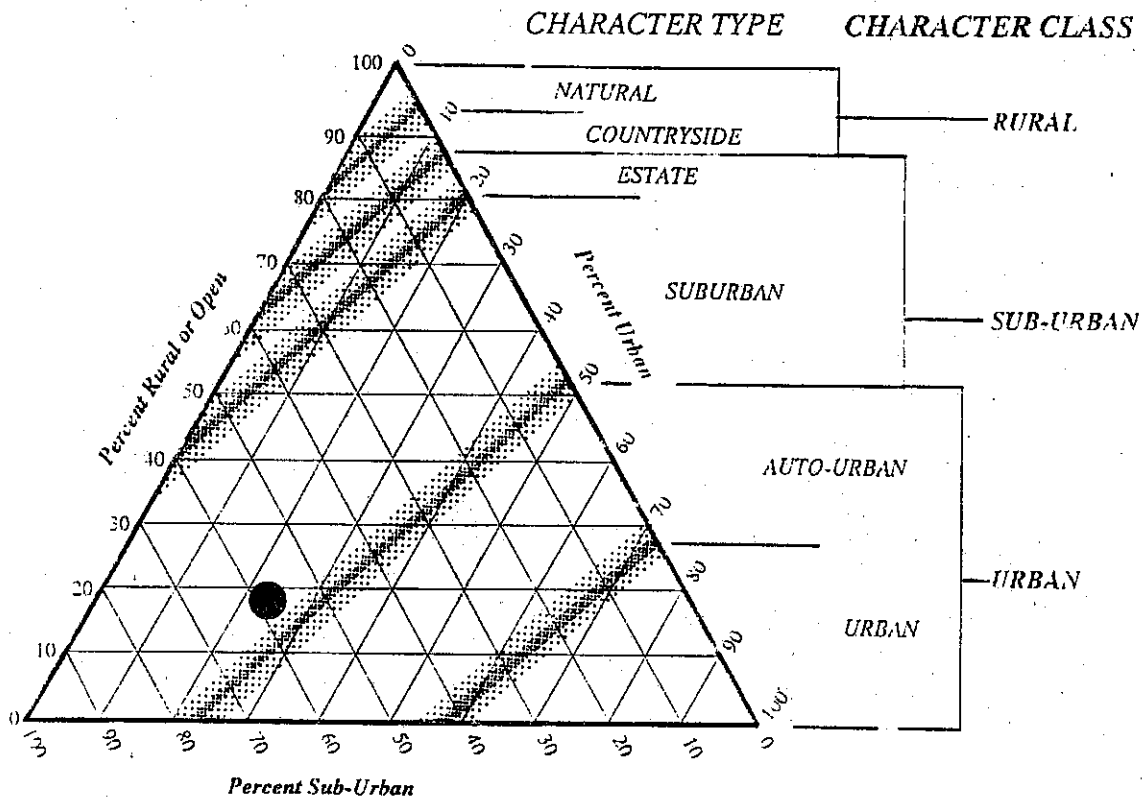
^cIncluding PDD development with R-8 densities.

^dExcluding residential PUD's which are counted in the R-7 and R-8 land use districts as applicable.

Source: Lane Kendig, Inc.

Figure 8.5

**EXISTING 1985 AND PLANNED PHASE II
COMMUNITY CHARACTER OF THE CITY OF FRANKLIN**



<u>Land Use Category</u>	<u>Existing 1985 Percent of Planning Area</u>	<u>Planned Percent of Planning Area</u>
Urban	9.83	21.3
Sub-urban	17.12	59.6
Rural	73.05	19.1
Overall Character:	Estate	Suburban

Source: Lane Kendig, Inc.

Table 8.20

**PLANNED DWELLING UNITS AND POPULATION FOR THE
CITY OF FRANKLIN: PLAN PHASE II**

<u>Land Use District/Type</u>	<u>Approximate Maximum Number of Planned Dwelling Units^a</u>	<u>Planned Population^b</u>
URBAN		
<i>Residential:</i>		
R-7/R-7 PDD Two-Family	655	1,834
R-8/R-8 PDD Multiple-Family	4,895	13,706
VR Village Residence	125	350
<i>Other:</i>		
CC City Civic Center	50	140
<i>Urban Subtotal</i>	<i>5,725</i>	<i>16,030</i>
SUB-URBAN		
<i>Single-Family:</i>		
R-1 Countryside/Estate	72	202
R-2 Estate	591	1,655
R-3 Suburban/Estate	3,453	9,668
R-3E Suburban/Estate	519	1,454
R-4 Suburban	1,672	4,682
R-5 Suburban	2,897	8,112
R-6/R-6 PDD Suburban	3,271	9,159
<i>Sub-Urban Subtotal</i>	<i>12,475</i>	<i>34,932</i>
RURAL		
<i>Agriculture (farmsteads):</i>		
A-1 Agricultural	61	171
A-2 Prime Agricultural	22	62
<i>Rural Subtotal</i>	<i>83</i>	<i>233</i>
TOTAL	18,283	51,195

Table 8.20 (continued)

**PLANNED DWELLING UNIT AND POPULATION DENSITY FOR THE
CITY OF FRANKLIN: PLAN PHASES I AND II**

NOTES

^aThese figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of this Plan).

^bThese figures are based upon the optimistic year 2010 forecast household size of 2.8 persons (see Chapter 2.)

Source: Lane Kendig, Inc.

Park and open space requirements for each of the subarea plans are presented in Chapter 9.

Design Standards and Mapping

The design standards followed in the preparation of the detailed subarea plans are set forth in Chapter 6. Under unique circumstances, however, these standards were modified to accommodate site specific characteristics. The lot size, residential density, and nonresidential intensity standards presented earlier in Chapter 8 were also used. Planned arterial street and highway rights-of-way used were specified in Chapter 7.

Proposed Lot Lines, Development Density, and Development Intensity: Each of the detailed subarea plan maps indicates both existing (1990) and proposed (plan Phases I and II) lot lines. The proposed lot lines are for illustrative purposes only. The precise development density, or intensity, allowed any individual parcel of land shall be determined through the combined use of natural resource protection standards (see Chapter 3) and the development standards set forth earlier in this chapter for each specified land use district.

Natural Resource Features: Natural resource features shown on these maps generally indicate the location of primary and secondary environmental corridors and isolated natural areas, the 100-year recurrence interval floodplain, and wetland areas defined in Chapter 3. The mapping of these features used the best information available at the time of mapping. *As a result, the exact delineation of the natural resource features may or may not be accurate as depicted on Plan Maps 8.1 through 8.29 and is subject to change.*

Greater detailed delineations of natural resource features are required for detailed site plan preparation and may be required by City ordinances for other planning purposes. Detailed delineation of natural resource features shall be required by the City as part of the application review and approval process of specific development proposals and as may be required by Federal and/or State regulations at the time the proposal is submitted for City action. (For a complete discussion of natural resource features, including environmental corridors, isolated natural areas, and natural resource protection standards, see Chapter 3.)

Parks and Open Space: *Chapter 9 presents a detailed discussion about the park and open space areas indicated on each of the detailed subarea plans.*

Quantification of Planned Land Uses, Community Character, and Dwelling Unit and Population Forecasts

Appendix C presents the quantification of the planned land uses and community character for each of the City's subareas on an acreage basis. Both the existing and the planned community character of each subarea is graphed in Appendix C using the community character triangle (see Chapter 4). *The planned character of these subareas should be considered as a maximum overall character for the entire subarea. Individual sites within each subarea, however, may exceed this character type if called for on the detailed Plan Map.* In addition, the total number of planned dwelling units, the gross density (see earlier discussion of density in this chapter), and the population for each subarea is presented on an individual planned land use district basis.

NEIGHBORHOOD PLANS

Forest Hills Neighborhood

The detailed plan for the Forest Hills Neighborhood is shown on Map 8.2. Located in the northwest portion of the City, the neighborhood is bounded on the north by W. Drexel Avenue, on the south by W. Puetz Road, on the east by S. 76th Street (CTH U), and on

the west by both W. Loomis Road (STH 36) and W. St. Martins Road (STH 100). A small portion of the Civic Center Planning District overlaps this neighborhood near its northwest corner and accommodates the municipal building complex. The total area is 759.6 acres.

Over the last 20-year period, this neighborhood has been steadily developing. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-1. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated; the use of the residential options, described earlier in this chapter, provides for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon a modified neighborhood school and park concept presented in Chapter 6. The combined neighborhood school, middle school, and neighborhood park facilities serve as the focal point for neighborhood activities. The neighborhood school, existing Forest Park Middle School, and neighborhood park are located in the eastern portion of the neighborhood. Access is afforded these three facilities by W. Forest Hill Avenue located on the north side of the combined elementary school and neighborhood park.

A significant land use in this neighborhood is the municipal complex located in its northwest quadrant (a part of the overlapping Civic Center Planning District). The total number of land use districts planned to be used in this area is 12. The amount of each land use district planned for the area is shown in Appendix Table C-1.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-2. The total number of dwelling units ultimately planned for this neighborhood is 1,619. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.56 dwelling units and 4,534 persons.

Green Valley Neighborhood

The detailed plan for the Green Valley Neighborhood is shown on Map 8.3. The neighborhood is located in the northwestern portion of the City. The neighborhood is bounded on the northwest by W. Loomis Road (STH 36), on the south by W. Drexel Avenue, and on the east by S. 76th Street (CTH U). A small portion of the Civic Center Planning District overlaps this neighborhood near its southwest corner.

The total land area of the neighborhood, 422.5 acres, represents the smallest of the 12 neighborhoods delineated.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-2. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, this increase can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are located in the southern portion of the neighborhood. Access is afforded the school/park site by the Southview Drive, S. 83rd Street, and S. 82nd Street collector streets. Since this neighborhood is smaller than others, it is intended that the elementary school planned for this neighborhood also serve the Monastery Lake Neighborhood (a low density neighborhood located to the west of, and adjacent to, the Green Valley Neighborhood) and the residential uses located in the Civic Center Planning District (a planning district with limited residential development).

The total number of land use districts planned to be used in this area is 10. The amount of each land use district planned for the area is shown in Appendix Table C-3. High density residential land use, the R-8 District, is planned for the northern portion of this neighborhood in order to serve as a land use transition area from the higher intensity nonresidential land uses located along S. 76th Street and W. Rawson Avenue.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-4. The total number of dwelling units ultimately planned for this neighborhood is 956. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.53 dwelling units and 2,677 persons.

Hales Neighborhood

The detailed plan for the Hales Neighborhood is shown on Map 8.4. Located in the northwestern portion of the City, the neighborhood is bounded on the north by the Village of Hales Corners, on the south by W. St. Martins Road (CTH MM), on the east by W.

Forest Home Avenue (CTH 00), and on the west by the City of Muskego. The total area is 654.3 acres.

This neighborhood represents one of the older more established neighborhoods of the City. The area is generally characterized by larger lots than some of Franklin's other neighborhood areas. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-3. Due to the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase only slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

While the neighborhood is planned based upon the neighborhood school concept presented in Chapter 6, adequate vacant land is not available for a neighborhood park either adjacent to the school or within the neighborhood. The Countrydale Elementary School serves as the focal point for neighborhood activities. Countrydale Elementary School is located in the southern portion of the neighborhood. Access is afforded the elementary school by a collector street, S. Cape Road (CTH J), located on the school's west side.

The total number of land use districts planned for this area is nine. The amount of each land use district planned for the area is shown in Appendix Table C-5. This Plan also indicates a fire station serving this area (Fire Station No. 2). This fire station may be phased out of use during the planning period (see Chapter 11 for further discussion of Franklin's fire stations).

Business uses are planned along W. Forest Home Avenue. Those planned business areas designated as "Unified" on Map 8.4 indicate where contiguous parcels of land are to be amassed under singular ownership or development control. This is to be done to minimize vehicular access points to the supporting arterial street and highway system.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-6. The total number of dwelling units ultimately planned for this neighborhood is 658. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.09 dwelling units and 1,842 persons.

Hillcrest Neighborhood

The detailed plan for the Hillcrest Neighborhood is shown on Map 8.5. The neighborhood is located in the southwestern portion of the City. The neighborhood is bounded on the northwest by W. Loomis Road (STH 36), on the south by W. Ryan Road (CTH H), and on the northeast by W. St. Martins Road (STH 100). The total area is 675.4 acres.

Existing residential subdivisions in this area are older than those of Franklin's more northern located residential developments. Much of the southern portion of this neighborhood consisted of open lands in 1992. In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-4. Due to the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options described earlier in this chapter. The options provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park is centrally located in the neighborhood. However, the proposed neighborhood school and park site is located outside of the sanitary sewer service area and is not expected to be developed until after the year 2010. Access is afforded by a neighborhood collector street system which passes through the neighborhood and which abuts the proposed school and park.

Land uses planned for the area include business districts located at the intersection of W. Loomis Road and St. Martins Road as well as at the intersection of W. Ryan Road with W. Loomis Road. The total number of land use districts planned for this area is eight. The amount of each land use district planned for the area is shown in Appendix Table C-7.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-8. The total number of dwelling units ultimately planned for this neighborhood is 706. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.19 dwelling units and 1,977 persons.

Hunting Park Neighborhood

The detailed plan for the Hunting Park Neighborhood is shown on Map 8.6. The neighborhood is located in the northeast portion of the City. The neighborhood is bounded on the north by W. Drexel Avenue, on the south by W. Puetz Road, on the east by S. 27th Street (USH 41), and on the west by S. 51st Street. The total area is 964.1 acres. A portion of the S. 27th Street Planning District overlaps the eastern portion of the neighborhood.

While a significant portion of this neighborhood was occupied in 1992 by older established large lot residential subdivisions, much of the neighborhood area still provided development potential. In 1985, the existing community character of the area was SUBURBAN/AUTO-URBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-5. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly.

However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are located in the western portion of the neighborhood. A community-oriented focal point is also provided by this neighborhood through the existing Franklin High School located at the southeast corner of the intersection of S. 51st Street and W. Drexel Road. This site is also the planned location for a new middle school facility (see Chapter 11).

Fire Station No. 3 is located in the northwestern portion of the neighborhood. This fire station is planned to be expanded and improved at this location as needed. Chapter 11 provides further information on fire stations in the City.

The total number of land use districts planned to be used in this area is 10. The amount of each land use district planned for the area is shown in Appendix Table C-9.

Those planned business areas designated as "Unified" along S. 27th Street and designated as the B-5 District on Map 8.6 indicate where contiguous parcels of land are to be amassed under singular ownership or development control. This is to be done to minimize vehicular access points to S. 27th Street.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-10. The total number of dwelling units ultimately planned for this neighborhood is 1,231. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.52 dwelling units and 3,464 persons.

Mission Hills Neighborhood

The detailed plan for the Mission Hills Neighborhood is shown on Map 8.7. The neighborhood is located in the northwest portion of the City. The neighborhood is bounded on the north by W. Rawson Avenue (CTH BB), on the southwest by W. St. Martins Road (CTH MM), and on the east by Lovers Lane Road (USH 45 and STH 100). A small portion of the western extreme of this neighborhood area is overlapped by a part of the Village of St. Martins Planning District. The total area is 761.5 acres

In 1992, the neighborhood was well established with much of its growth having occurred from 1970 to 1990. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-6. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are located in the southern one-half of the neighborhood. Access is afforded both by two neighborhood collector streets, S. Mission Drive and W. Church Street.

The total number of land use districts planned to be used in this area is 14. The amount of each land use district planned for the area is shown in Appendix Table C-11. A major institutional land use, the existing Sacred Heart Monastery, is located in the northeastern portion of the neighborhood. A small neighborhood shopping center is planned for the southwest corner of the intersection of W. Church Street and S. Lovers Lane Road (STH 100). A transitional area is provided between the more suburban quality Mission Hills Neighborhood and the village quality Village of St. Martins Planning District through

existing wetland areas, lot orientation, and increased lot depth backing onto the Village of St. Martins area.

The Mission Hills Neighborhood plan indicates the realignment of St. Martins Road as it passes through the southern tip of the neighborhood. The old segment of St. Martins Road, generally situated between S. Mission Hills Drive and Lovers Lane Road (USH 45 and STH 100), is proposed to be terminated by a cul-de-sac and not intersect Lovers Lane Road.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-12. The total number of dwelling units ultimately planned for this neighborhood is 1,195. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.19 dwelling units and 3,346 persons.

Monastery Lake Neighborhood.

The detailed plan for the Monastery Lake Neighborhood is shown on Map 8.8. The neighborhood is located in the northwest portion of the City. The neighborhood is bounded on the north by W. Rawson Avenue (CTH BB), Charles B. Whitnall Park, and the Root River Parkway; on the south by W. Drexel Avenue; on the east by W. Loomis Road (STH 36); and on the west by Lovers Lane Road (USH 45 and STH 100). A small portion of the Civic Center Planning District overlaps this neighborhood near its southeast corner. The total area is 613.6 acres.

In 1992, this area was largely undeveloped. However, several preliminary plats were approved during 1991 and early 1992 and site grading commenced. Existing residential lots in this neighborhood were predominantly estate-type in size and character. In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-7. Due to the development of undeveloped lands, the overall community character intensity of the neighborhood is planned to increase. This increase can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

Significant environmental features of this neighborhood are Monastery Lake and its associated wetland complex. Upland areas surrounding these features offer outstanding views and vistas.

Low population levels are planned for this neighborhood area because of natural resources and large residential lots. Thus, this neighborhood is not planned based upon the neighborhood school and park concept presented in Chapter 6. However, it is intended that this neighborhood be served by the elementary school planned to be located in the Green Valley Neighborhood. Although the 1991 Milwaukee County adopted A Park and Open Space Plan for Milwaukee County recommends a neighborhood park, based upon Plan Commission determination in 1991, the Monastery Lake Neighborhood is not to have a neighborhood park.

As can be noted on the Plan Map, W. Old Loomis Road is planned to be vacated and demolished. In its place, a 50-foot wide landscaped buffer yard is planned to be constructed as contiguous land develops along the vacated W. Old Loomis Road. A minimum 40-foot wide landscape easement is planned along the W. Drexel Avenue right-of-way to minimize the impacts on the adjoining residential uses caused by W. Drexel Avenue and the abutting Civic Center Planning District.

The total number of land use districts planned for this area is three. The amount of each land use district planned for the area is shown in Appendix Table C-13.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-14. The total number of dwelling units ultimately planned for this neighborhood is 349. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.67 dwelling units and 978 persons.

Pleasant View Neighborhood

The detailed plan for the Pleasant View Neighborhood is shown on Map 8.9. The neighborhood is located in the northeast portion of the City. The neighborhood is bounded on the north by W. Rawson Avenue (CTH BB), on the south by W. Drexel Avenue, on the east by S. 27th Street (USH 45), and on the west by S. 51st Street. The total area is 964.2 acres. A portion of the S. 27th Street Planning District overlaps the eastern portion of the neighborhood.

This neighborhood has some of the older established residential subdivisions in the City. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-8. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character

intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school, the existing Pleasant View Elementary School, and park are located in the western portion of the neighborhood. Access is afforded both by a neighborhood collector street, W. Marquette Avenue, located on the north side of the combined school and park.

The total number of land use districts planned for this area is 10. The amount of each land use district planned for the area is shown in Appendix Table C-15.

A trail system is planned to serve this neighborhood as indicated on Map 8.9. This trail system parallels a stream which is tributary to the Root River.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-16. The total number of dwelling units ultimately planned for this neighborhood is 1,371. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.69 dwelling units and 3,839 persons.

Southwood Neighborhood

The detailed plan for the Southwood Neighborhood is shown on Map 8.10. The neighborhood is located in the southeast portion of the City. It is bounded on the north by W. Puetz Road, on the south by W. Ryan Road (STH 100), on the east by S. 27th Street (USH 41), and on the west by S. 51st Street. The total area is 963.3 acres. A portion of the S. 27th Street Planning District overlaps the eastern portion of the neighborhood.

Much of the eastern most portion of this neighborhood is developed. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-9. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are located in the southeast quadrant of the neighborhood. In 1992, the elementary school to service this neighborhood was under construction.

The total number of land use districts planned for this area is 12. The amount of each land use district planned for the area is shown in Appendix Table C-17.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-18. The total number of dwelling units ultimately planned for this neighborhood is 1,235. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.51 dwelling units and 3,459 persons.

St. Martins Neighborhood

The detailed plan for the St. Martins Neighborhood is shown on Maps 8.11 and 8.12. The neighborhood is located in the western portion of the City. The neighborhood is bounded on the northeast by St. Martins Road (CTH MM); on the west, northwest, and southwest by W. Forest Home Avenue (CTH OO); and on the southeast by W. Loomis Road (USH 45 and STH 36). A small portion of the northern extreme of this neighborhood area is

overlapped by a part of the Village of St. Martins Planning District. The total area is 1,558.5 acres which, in terms of the total land area, represents the largest of the 12 neighborhoods delineated.

A suggested plan for the portion of the neighborhood located within the City of Muskego is also indicated on Map 8.11. This was done to assist in the planning of critical street locations which will link a significant portion of the neighborhood to the arterial highway access provided by W. Forest Home Avenue. It is recommended that the City of Franklin and the City of Muskego work together on the planning of this important area. This will assist in properly locating collector and local streets in this neighborhood so that these streets traverse the wetland areas in an environmentally sound and cost-effective fashion.

In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is SUBURBAN/AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-10. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are north centrally located in the neighborhood west of S. 116th Street. Access is afforded both by a neighborhood collector street (S. 116th Street) located on the east side of the school and park.

Much of the form of the design of this neighborhood is dictated by its significant number and extent of wetland areas, the location of the S. 116th Street right-of-way, and existing elongated and narrow property lines which complicated the division of land.

The total number of land use districts planned for area is 10. The amount of each land use district planned for the area, in terms of acres, is shown in Appendix Table C-19.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-20. The total number of dwelling units ultimately planned for this neighborhood is 2,548. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.27 dwelling units and 7,136 persons.

Woodview Neighborhood

The detailed plan for the Woodview Neighborhood is shown on Map 8.13. The neighborhood is located in the central portion of the City. The neighborhood is bounded on the north by W. Puetz Road, on the south by W. Ryan Road (STH 100), on the east by S. 76th Street (CTH U), and on the west by W. St. Martins Road (STH 100). The total area is 521.9 acres.

Approximately one-quarter of this neighborhood is occupied by the older existing Security Acres Subdivision located in its northeast quadrant. In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-11. Due to the development of undeveloped lands, the overall community character intensity of the neighborhood is planned to increase. This is due, primarily, to using this neighborhood as the location for the second middle and high school sites.

The neighborhood is planned based upon the neighborhood park concept presented in Chapter 6. The neighborhood does not, however, feature an elementary school due to its low population level to support such a facility. Instead, community-wide needs are met in this neighborhood through the provision of adequate site area for both a middle and high school (see Chapter 11). The planned neighborhood park, middle, and high school facilities will serve as the focal point for neighborhood and community activities.

Other land uses planned for the area include a small neighborhood shopping center which is located at the intersection of W. Ryan Road and S. 76th Street and extends westerly along W. Ryan Road to the high school site. The total number of land use districts planned for this area is 10. The amount of each land use district planned for the area is shown in Appendix Table C-21.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-22. The total number of dwelling units ultimately planned for this neighborhood is 629. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.83 dwelling units and 1,761 persons.

Xaverian Neighborhood

The detailed plan for the Xaverian Neighborhood is shown on Map 8.14. The neighborhood is located in the northeast portion of the City. The neighborhood is bounded on the north by W. College Avenue, the Village of Greendale, and the City of Greenfield; on the south by W. Rawson Avenue (CTH BB); on the east by S. 27th Street

(USH 45); and on the west by S. 51st Street. The eastern portion of the neighborhood is overlapped by the S. 27th Street Planning District. The total area is 857.4 acres.

In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-12. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of the neighborhood is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The neighborhood is planned based upon the neighborhood school and park concept presented in Chapter 6. The combined neighborhood school and park facilities serve as the focal point for neighborhood activities. The neighborhood school and park are centrally located in the neighborhood and are proposed to abut Grobschmidt Park. Access is afforded both by a neighborhood collector street system and a local land access street system.

A trail system is planned to be located in the eastern portion of the neighborhood. It parallels the stream which is tributary to the Root River traversing the neighborhood.

Those planned business areas designated as "Unified" indicate where contiguous parcels of land are to be amassed under singular ownership or development control. This is to be done in order to minimize vehicular access points to the supporting S. 27th Street.

Based upon the adopted regional airport system plan for southeastern Wisconsin (SEWRPC Planning Report No. 38 titled A Regional Airport System Plan for Southeastern Wisconsin: 2010 dated May 1987), the northern portion of the Xaverian Neighborhood lies within the $65L_{dn}$. The $65L_{dn}$ represents the Day-Night Average Sound Level (DNL). This sound level typically requires special sound proofing of buildings constructed in such areas so designated. Plan Map 8.13 indicates the $65L_{dn}$ areas within the AO Airport Overlay District.

The total number of land use districts planned for this area is 14. The amount of each land use district planned for the area is shown in Appendix Table C-23.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-24. The total number of dwelling units ultimately planned for this neighborhood is 1,329. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.82 dwelling units and 3,722 persons.

PLANNING DISTRICT PLANS

Civic Center Planning District

The detailed plan for the Civic Center Planning District is shown on both Maps 8.15 and 8.16. This planning district is located in the northwest portion of the City. It is generally bounded on the north by W. Drexel Avenue, on the southeast and east by W. Loomis Road (STH 36), and on the west by Lovers Lane Road (USH 45 and STH 100). It also overlaps portions of the Forest Hills, Green Valley, and Monastery Lake Neighborhoods as indicated on Map 4.2 and Maps 8.2, 8.3 and 8.8, respectively. The total area is 435.1 acres.

The Civic Center Planning District is located in the physical "heart" of the City. Since the City evolved from a rural 36-square-mile township, and not as a satellite urban or village center of the greater Milwaukee area, the City has no historical "downtown" to serve as the true hub of the City. While one could argue that the unincorporated "village" of St. Martins was such a hub, from an historic perspective the growth of the City has not radiated from that western "village." Since the City's incorporation, City growth has taken on a suburban almost "checkerboard" growth pattern with no identifiable City center. The Civic Center Planning District is intended to fulfill the City's physical, social, and economic needs for such a center.

While not precisely centrally located in the City, the Civic Center Planning District is bounded on the west and east by two significant highway facilities which afford easy access to all parts of the City. In 1992, the area was largely undeveloped but already had the nucleus of a true city center due to the existence of the municipal complex, two financial institutions, a church, a medical center, other scattered businesses and offices, the City's main fire station (Fire Station No. 1), and planned high density housing.

In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-13. Due to the development of undeveloped lands, the overall community character intensity of this planning district is planned to increase but at controlled levels that will protect the natural resource base and quality of this important area.

Map 8.15 indicates the planned land use districts for the planning district. Map 8.16 shows a more detailed concept plan of how the various land uses are to be articulated and oriented, the general location of internal pedestrian path and/or drive linkages between uses, and the external pedestrian path linkages along W. Drexel Avenue on the north. Map 8.16 also specifies the types of uses to be accommodated at each location within the area and their minimum landscape surface ratios (LSR). The LSRs are set at high levels

throughout the planning district in order to minimize destruction and adverse impacts upon the area's significant natural resource features. The LSRs also reflect a goal to preserve the area's open space qualities in order to better fit Franklin's community character and to foster a high degree of pedestrian usage of the area.

The plan for the Civic Center Planning District will require a great amount of cooperation between the City and the individual property owners in the area. Map 8.16 shows that this Plan calls for a significant number of cross-access easements between the parcels in the planning district. This would facilitate internal pedestrian or vehicular trips so that neither of the supporting highways (STH 100 and 36) is adversely impacted by unnecessary and excessive vehicular trips to travel from one parcel of land to others in the area. In the long term, this will avert future traffic congestion problems which may evolve if such an approach is not taken. To further facilitate pedestrian access to the area and to overcome the cross-access limitations imposed by the W. Loomis Road (STH 36) right-of-way, a pedestrian bridge is proposed to ultimately span STH 36 on the south side of its intersection with W. Drexel Avenue. If designed properly, such a bridge could not only serve a utilitarian function but also be a symbol of identity for both the Franklin Civic Center area and the City as a whole.

Map 8.15 shows that the area is endowed by a significant number of natural resource features including wetlands, steep slopes, and mature woodland areas. The increase in community character intensity can, however, be effectively mitigated through the use of: the natural resource protection standards, set forth in Chapter 3; the specified landscape surface ratios, specified on Map 8.16; and floor area ratios (FARs) for each nonresidential land use district described earlier in this chapter.

Land uses planned for the area include offices, retail sales and services, the medical complex, various city facilities (City Hall, Main Fire Station, two alternative locations for a new main library, two alternative locations for a community center, and new post office), and the existing church. Chapter 11 describes the building and site spatial requirements for the City Hall, a new main library, and main fire station (Fire Station No. 1) through the year 2010.

It is also anticipated that the P-1 District will expand to the east side of the creek located in the eastern portion of the Civic Center Planning District. This would allow for the creek's easterly 100-year recurrence interval floodplain to be a part of the P-1 District. The eastern boundary of the P-1 District is illustrated on Map 8.15.

The total number of land use districts planned for this area is nine. The amount of each land use district planned for the area, in terms of acres, is shown in Appendix Table C-25.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-26. The total number of dwelling units ultimately planned for this planning district is 272. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.12 dwelling units and 761 persons. These dwellings are planned to be located in an already approved development or in conjunction with the provision of retail sales and service types of development within the planning district.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the Green Valley Neighborhood.

County Line Industrial Park Planning District

The detailed plan for the County Line Industrial Park Planning District is shown on Map 8.17. The planning district is located in the southeast portion of the City. It is bounded on the north by W. Oakwood Road, on the south by W. South County Line Road, on the east by S. 27th Street (USH 41), and on the west by the Root River Parkway. The total area is 531.7 acres.

In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-14. Due to the development of undeveloped lands, the overall community character intensity of this planning district is planned to increase. However, these increases can be effectively planned for through the use of the landscape surface ratios (LSRs) and floor area ratios (FARs) specified for each nonresidential land use district earlier in this chapter. Significant existing woodland areas would be preserved using the City's natural resource protection standards presented in Chapter 3.

Two land use districts planned to be used in this area are the M-1 Limited Industrial District and the P-1 Park District. The amount of each land use district planned for the area is shown in Appendix Table C-27. The elongated design of the lots is such that they can be easily combined and amassed to meet varying industrial clientele needs.

No residential dwelling units are planned to be located within this predominately industrial area.

Crystal Ridge Planning District

The detailed plan for the Crystal Ridge Planning District is shown on Map 8.18. The planning district is located in the northcentral extreme of the City. It is bounded on the north by Village of Greendale and the Root River Parkway, on the south by W. Rawson Avenue, on the east by S. 76th Street (CTH U), and on the west, in part, by the Root River Parkway. The total area is 135.3 acres.

In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-15.

Land uses planned for the area include park and open space uses such as the Crystal Ridge ski hill. The total number of land use districts planned to be used in this area is three. The amount of each land use district planned for the area is shown in Appendix Table C-28.

As indicated in Appendix Table C-29, the total number of dwelling units ultimately planned for this planning district is only the two located within that area designated in the R-3 District. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.05 dwelling units and six persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in either the Orchard View Planning Area or the Green Valley Neighborhood.

Franklin Industrial Park Planning District

The detailed plan for the Franklin Industrial Park Planning District is shown on Map 8.19. It is located in the southeastern portion of the City. The planning district is bounded on the north by W. Ryan Road (STH 100), on the south by W. Oakwood Road, on the east by the Oakwood Golf Course, and on the west by the Root River Parkway. The total area is 705.5 acres.

In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-16. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of this planning district is planned to increase to accommodate industrial growth. However, these increases can be effectively mitigated, to some degree, through the use of the various landscape surface ratios (LSRs) and floor area ratios (FARs) specified for each nonresidential land use district earlier in this chapter.

The planning district includes both Phases I and II of the Franklin Industrial Park. Land uses planned for the area include a business park, industrial, warehousing, and office uses as well as associated ancillary land use. The total number of land use districts planned to be used in this area is five. The amount of each land use district planned for the area is shown in Appendix Table C-30.

A new fire station is also planned for this area. A more detailed discussion of this new fire station can be found in Chapter 11.

Although not planned to be a predominantly residential subarea of the City, a number of existing residential dwellings already exist in this area on the north side of W. Oakwood Road. Residential land uses in the area are planned to continue during the planning period in order to retain the rural character of W. Oakwood Road. These residential uses are also planned to be buffered on their north from abutting industrial uses by a minimum forty-foot wide landscaped earthen berm.

As indicated in Appendix Table C-31, the total number of dwelling units ultimately planned for this planning district is 26. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.75 dwelling units and 73 persons.

Froemming Park Planning District

The detailed plan for the Froemming Park Planning District is shown on Maps 8.20 and 8.21. The planning district is located in the east one-half of the City. It is bounded on the north by W. Drexel Avenue, on the south by W. Ryan Road (STH 100), on the east by S. 51st Street, and on the west by S. 76th Street (CTH U) and the Root River Parkway. The total area is 1,309.0 acres.

In 1992, land uses in this planning district included the Milwaukee County House of Correction and Froemming Park. In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-17. Due to the development of undeveloped lands located specifically at the southeast and southwest corner of this planning district, the overall community character intensity of this planning district is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of the nonresidential B-6 Professional Office District development, this can be accomplished through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each district earlier in this chapter.

Professional office uses and a small neighborhood shopping area are proposed for the southeastern portion of this planning district. Professional office uses are also planned for the southwestern portion. These uses will augment the industrial and business park

uses planned for the Franklin Industrial Park Planning District located south of the Froemming Park Planning District on the south side of W. Ryan Road (STH 100). In addition, the proposed professional office uses will act as a transitional land use from the higher intensity land uses planned for the Franklin Industrial Park Planning District and the lower intensity residential uses planned for the area located adjacent to and north of the proposed professional office uses. Those planned business areas designated as "Unified" on the Plan Map indicate where contiguous parcels of land are to be amassed under singular ownership or development control. This is to be done in order to minimize vehicular access points to both W. Ryan Road (STH 100) and S. 51st Street.

The A-1 Agricultural District is used in the Froemming Park Planning District to assure that adequate bufferyard and open space areas are afforded the existing high intensity and incompatible Milwaukee County House of Correction and its related land uses.

Little or no increases in community character intensity are planned to occur in the Froemming Park Planning District which exceed those specified by this Plan unless a formal plan amendment is made and approved by the City pursuant to the requirements set forth in Chapter 12. This Plan recognizes the incompatible nature of the Milwaukee County House of Correction building and its supporting on-site facilities with other land uses in the general area as well as the City as a whole. Therefore, it is hereby deemed that the expansion of the land use intensity of these incompatible land uses (i.e. the Milwaukee County House of Correction buildings and supporting on-site facilities) through increases in floor area (below or above surrounding grade), height, site area, or other means used for its purposes constitutes a significant increase of land use intensity and is contradictory to this Plan or elements thereof.

The total number of land use districts planned for this area is six. The amount of each land use district planned for the area is shown in Appendix Table C-32.

A breakdown of the number of residential dwelling units and population (not including those housed in group quarters) by land use district is shown in Appendix Table C-33. The total number of dwelling units ultimately planned for this planning district is 127. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.54 dwelling units and 355 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the Southwood Neighborhood. Neighborhood park facilities can be furnished the residents of the southeast portion of this neighborhood by the northerly abutting Froemming Park (a community park). A trail system is planned to pass through this planning district in a generally north/south direction along the Root River.

Koepmier Lake Planning District

The detailed plan for the Koepmier Lake Planning District is shown on Map 8.18. The planning district is located in the north central portion of the City. The planning district is bounded on the northwest by W. Loomis Road (STH 36), on the south by W. Rawson Avenue, and on the east by S. 68th Street. The total area is 125.2 acres.

In 1985, the existing community character of the area was ESTATE/SUBURBAN (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-18. Due to the development of undeveloped lands, the overall community character intensity of this planning district is planned to increase slightly.

Map 8.18 shows that the area is endowed by a significant number of natural resource features including Koepmier Lake and its associated wetland, floodplain, steep slope, and woodland areas. The increase in community character intensity can, however, be effectively mitigated through the use of the natural resource protection standards set forth in Chapter 3. Also, the planned character increases can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district described earlier in this chapter. The City should carefully monitor development in this area for its potential adverse impacts upon the area's unique natural resource features.

Some of the land uses planned for the area include a business park (located on the northern portion of the Koepmier Lake property), institutional uses for the Polish Fest property, general business uses along W. Rawson Avenue, and the R-6 Suburban Single-Family Residence District. The total number of land use districts planned for this area is six. The amount of each land use district planned for the area is shown in Appendix Table C-34.

As indicated in Appendix Table C-35, the total number of dwelling units ultimately planned for this planning district is only 11. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.52 dwelling units and 31 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities planned to be located in the Orchard View Planning Area.

Lovers Lane Planning District

The detailed plan for the Lovers Lane Planning District is shown on Map 8.22. The planning district is located in the northwestern portion of the City. It is bounded on the

north by the Village of Hales Corners, on the south by W. Rawson Avenue (CTH BB), on the east by Charles B. Whitnall Park, and on the west by Lovers Lane Road (STH 100). The total area is 357.0 acres.

Development existing in this area in 1992 represented some of the highest intensity development in the City and included a motor vehicle racetrack facility. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-19.

Due to both the development of undeveloped lands and the redivision of existing lots and parcels, the overall community character intensity of this planning district is planned to increase. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of nonresidential development, it can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district presented earlier in this chapter.

Land uses planned for the area are to be mixed commercial, office, business park, manufacturing, single-family residential, and multiple-family residential. A fire station is planned to serve the Lovers Lane Planning District (see Map 8.22) as described in more detail in Chapter 11. The total number of land use districts planned for this area is eight. The amount of each land use district planned for the area is shown in Appendix Table C-36.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-37. The total number of dwelling units ultimately planned for this planning district is 895. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 3.84 dwelling units and 2,506 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located either in the neighboring Mission Hills or Hales Neighborhoods.

Oakwood Hills Planning District

The detailed plan for the Oakwood Hills Planning District is shown on Map 8.23. The planning district is located in the southeastern portion of the City. It is bounded on the north by the Fitzsimmons Planning Area, on the south by W. Oakwood Road, on the east

by S. 27th Street (USH 41), and on the west by the Oakwood Golf Course. The total area is 146.9 acres.

In 1985, the existing community character of the area was NATURAL (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-20. Due to the development of undeveloped lands, the overall community character intensity of this planning district is planned to increase.

However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The total number of land use districts planned for this area is two. The amount of each land use district planned for the area is shown in Appendix Table C-38.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-39. The total number of dwelling units ultimately planned for this planning district is 202. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.38 dwelling units and 565 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the neighboring Southwood Neighborhood north of this area.

Oakwood Park Planning District

The detailed plan for the Oakwood Park Planning District is shown on Map 8.23. The planning district is located in the southeastern portion of the City. It is bounded on the north by a portion of the Fitzsimmons Planning Area, on the south by W. Oakwood Road, on the east by the Fitzsimmons Planning Area and the Oakwood Hills Planning District, and on the west by the Franklin Industrial Park Planning District. The total area is 277.7 acres.

This planning district is dominated exclusively by the Oakwood Golf Course facility. In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). It is planned that the maximum character of the area remain SUBURBAN. The community character of this area is graphed on Appendix Figure C-21.

The R-2 Estate and P-1 Park land use districts are the only districts to be used in this area. Only one dwelling unit is planned for this area as indicated in Appendix Table C-40.

Quarry View Planning District

A preliminary detailed plan for the Quarry View Planning District is shown on Map 8.24. The planning district is located in the northcentral portion of the City. It is bounded on the north by W. Rawson Avenue (CTH BB), on the south by W. Drexel Avenue, on the east by S. 51st Street, and on the west by the Root River Parkway and the Orchard View Planning Area. The total area is 267.7 acres. The plan for the Quarry View Planning District, however, was not finalized during the preparation of this Plan.

In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-22. Due to the development of undeveloped lands, the overall community character intensity of this planning district is planned to increase slightly.

Major land uses in this planning district are the quarrying and extractive operations. These uses represent 97.1 acres, or 36.2 percent of the entire planning district. Significant developable land, however, remains on the southern portion of this planning district. This land area is planned to be used for residential purposes. To ameliorate to the extent possible the adverse land use impacts resulting from quarrying and extractive operations, a significant buffer strip consisting of open space and landscaping has been designated on Map 8.24. It is also recommended that any further expansion of the quarrying and extractive operations in this area should be accompanied by an approved restoration plan for the entire quarrying and extractive operation area once the quarrying and extractive operations have ceased. The further expansion of such operations on the west side of the Root River should be discouraged due to the potential adverse impacts upon neighboring properties and residents. The amount of each land use district planned for the area is shown in Appendix Table C-42.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-43. The total number of dwelling units ultimately planned for this planning district is 86. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.27 dwelling units and 241 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities planned in the Orchard View Planning District.

South 27th Street Planning District

The South 27th Street Planning District overlaps a number of Franklin planning subareas including the Xaverian (Map 8.14), Pleasant View (Map 8.9), Hunting Park (Map 8.6), and Southwood (Map 8.10) Neighborhoods; the Fitzsimmons Planning Area (Map 8.23); and the Oakwood Hills Planning District (Map 8.23). The planning district is located on the eastern edge of the City, is lineal, and extends in a north/south direction. The planning district is contiguous to and west of S. 27th Street (USH 41). Its depth from the S. 27th Street right-of-way varies as described by the detailed plan maps. The total area is 649.4 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-23. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of this planning district is planned to increase. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of nonresidential development, it can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district earlier in this chapter.

Those planned business areas designated as "Unified" indicate where contiguous parcels of land are to be amassed under singular ownership or development control. This is to be done to minimize vehicular access points to S. 27th Street (USH 41).

The total number of land use districts planned for this area is 16. The amount of each land use district planned for the area is shown in Appendix Table C-44.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-45. The total number of dwelling units ultimately planned for this planning district is 823. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.37 dwelling units and 2,305 persons.

St. Peter's View Planning District

The detailed plan for the St. Peter's View Planning District is shown on Map 8.18. The planning district is located in the northern portion of the City. The planning district is

bounded on the north by the Village of Greendale, on the south by W. Rawson Avenue (CTH BB), on the east by the St. Paul Planning Area, and on the west by S. 68th Street. The total area is 149.7 acres.

In 1985, the existing community character of the area was NATURAL (see Table 4.3). The maximum planned character of the area is also NATURAL. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-24. Much of the area is located within a 100-year recurrence interval floodplain. Under the natural resource protection standards set forth in Chapter 3, all such floodplain areas are intended to be preserved.

The A-1 Agricultural District (149.7 acres) is the only land use district planned for the St. Peter's View Planning District. No residential dwelling units are planned for this area during the planning period.

Village of St. Martins Planning District

The planning district is located in the western portion of the City. The planning district, shown in its entirety on Map 8.25, overlaps portions of both the St. Martins Neighborhood (see Map 8.11) and the Mission Hills Neighborhood (see Map 8.7). The total area is 225.4 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-25. Due to the infilling of existing vacant lots and parcels, the overall community character intensity of this planning district is planned to increase slightly.

Land uses planned for the area include business, institutional, residential, and park and open space. The total number of land use districts planned for this area is seven and one overlay district. The VB Village Business District and VR Village Residence District are intended to continue the historic "village-like" character of the old St. Martins area. These new districts are intended to allow many of the existing lots in the St. Martins area to be conforming and relieves many of them of their current nonconforming, or substandard, status relative to lot size or minimum width.

Three "village green" open space areas are planned which provide for public open space areas contiguous to the front yards of residential structures. These "village green" areas

are intended to be constructed in the public rights-of-way of their abutting streets. Other open space areas on the periphery of the planning district serve as transitional areas from the nearby more suburban character development in the Mission Hills and St. Martins Neighborhoods. The amount of each land use district planned for the area is shown in Appendix Table C-46.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-47. The total number of dwelling units ultimately planned for this planning district is 128. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.16 dwelling units and 359 persons.

Elementary school facilities are intended to be provided for the residents of this area by Robinwood Elementary School located in the Mission Hills Neighborhood.

Portions of the Village of St. Martins Planning District are also intended to be within the HPO Historic Preservation Overlay District (see Map 8.25). This is due to the intrinsic and unique historic character of the area. No detailed historic survey has been made of the entire "village" area. This type of survey will be needed, however, before lands are zoned into a corresponding HPO Historic Preservation Overlay zoning district. The historic survey should meet accepted national standards and be conducted by the community with assistance and guidance from the Historic Preservation Division of the State Historical Society of Wisconsin at Madison.

Willow Edge Planning District

The detailed plan for the Willow Edge Planning District is shown on Maps 8.26 through 8.30. The planning district is located in the southern rural portion of the City. It is bounded on the north by W. Ryan Road (CTH H and STH 100), on the south by W. South County Line Road, on the east by the Franklin Industrial Park Planning District and the County Line Industrial Park Planning District, and on the west by the City corporate limits and USH 45. The total area is 5,616.2 acres.

In 1985, the existing community character of the area was NATURAL (see Table 4.3). The maximum planned character of the area is ESTATE. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-26. The planned character should be considered as a maximum overall character for the entire planning district. The overall community character intensity of this planning district is planned to generally stay the same as it was in 1985.

Two significant land uses in this planning district are the Rainbow Airport and Franklin Park. These two uses are planned to continue through the Phase I planning period. The City of Franklin public works facility is also located within this planning district (west of the intersection of W. Ryan Road and S. 76th Street). The public works facility is planned to expand during the Phase I planning period (see Chapter 11). The total number of land use districts planned for this area is seven. The amount of each land use district planned for the area is shown in Appendix Table C-48.

It is anticipated that the site of the landfill will be used for passive recreational park and open space purposes following its closing. A detailed plan for the landfill area will need to be prepared which effectively deals with integrating a former landfill into the landscape of the area in both an aesthetic and, perhaps, functional way. Such a plan would call for the provision of a generous amount of landscaping.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-49. The total number of dwelling units ultimately planned for this planning district is 134 including farmsteads. Per gross residential acre, this represents an overall gross residential and farmstead density for the neighborhood of 0.05 dwelling units and 375 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the Hillcrest Neighborhood.

PLANNING AREA PLANS

Country Club Planning Area

The detailed plan for the Country Club Planning Area is shown on Map 8.20. The planning area (or subneighborhood) is located in the central portion of the City. It is bounded on the north by W. Drexel Avenue, on the south by the Milwaukee County House of Correction, on the east by the Root River Parkway, and on the west by S. 76th Street (CTH U). The total area is 406.1 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-32. Due to the development of undeveloped lands, the overall community character intensity of this planning area is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The total number of land use districts planned to be used in this area is nine. The amount of each land use district planned for the area is shown in Appendix Table C-60. A significant land use in this planning area is the Tuckaway Country Club and Golf Course occupying about 204.9 acres, or 50.5 percent of the total planning area.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-61. The total number of dwelling units ultimately planned for this planning area is 561. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.98 dwelling units and 1,571 persons.

Elementary school and neighborhood park facilities are intended to be provided the residents of this area through the use of facilities located in the Orchard View Planning District.

Countrydale Planning Area

The detailed plan for the Countrydale Planning Area is shown on Map 8.4. The planning area (or subneighborhood) is located in the northwest portion of the City. It is bounded on the northeast by W. St. Martins Road (CTHMM), on the southeast by W. Forest Home Avenue (CTHOO), and on the west by the City of Muskego. The total area is 155.4 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-27. Due to the infilling of existing vacant lots and parcels, the overall community character intensity of this planning area is planned to increase only slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The total number of land use districts planned for this area is three. The amount of each land use district planned for the area is shown in Appendix Table C-50.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-51. The total number of dwelling units ultimately planned for this planning area is 98. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 0.63 dwelling units and 274 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located at the Countrydale Elementary School located in the Hales Neighborhood.

Fitzsimmons Planning Area

The detailed plan for the Fitzsimmons Planning Area is shown on Map 8.23. The planning district (or subneighborhood) is located in the southeast portion of the City. It is bounded on the north by W. Ryan Road (STH 100), on the south by the Oakwood Park Planning District and the Oakwood Hills Planning District, on the east by S. 27th Street (USH 41), and on the west by the Oakwood Golf Course. The total area is 217.9 acres.

In 1985, the existing community character of the area was ESTATE (see Table 4.3). The maximum planned character of the area is AUTO-URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-28. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of this planning area is planned to increase. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of nonresidential development, it can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district earlier in this chapter.

The total number of land use districts planned for this area is 10. The amount of each land use district planned for the area is shown in Appendix Table C-52.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-53. The total number of dwelling units ultimately planned for this planning area is 244. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 1.12 dwelling units and 684 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the northerly abutting Southwood Neighborhood.

Orchard View Planning Area

A preliminary detailed plan for the Orchard View Planning Area is shown on Map 8.26. The planning area (or subneighborhood) is located in the northeastern portion of the City. It is bounded on the north by W. Rawson Avenue (CTH BB), on the south by W. Drexel Avenue, on the east by the Root River and the Quarry View Planning District, and on the west by S. 76th Street (CTH U). The total area is 530.9 acres. The plan for the Orchard View Planning District, however, was not finalized during the preparation of this Plan.

In 1985, the existing community character of the area was ESTATE/SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-29. Due to both the development of undeveloped lands and the infilling of existing vacant lots and parcels, the overall community character intensity of this planning area is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of nonresidential development, it can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district earlier in this chapter. This Plan also calls for the provision of a significant bufferyard area to be located between the quarrying operations and the planned elementary school and neighborhood park sites.

Although not a neighborhood as defined elsewhere in this Plan, a combined neighborhood school and park is provided to serve a broader geographic area than the Orchard View Planning Area. Areas this elementary school and neighborhood park are intended to serve include the St. Peter's View Planning District, Quarry View Planning District, Country Club Planning Area, and the Root River Planning Area. A trail system is planned to be located in the eastern portion of the planning area along the Root River.

The total number of land use districts planned for this area is 11. The amount of each land use district planned for the area is shown in Appendix Table C-54.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-55. The total number of dwelling units ultimately planned for this planning area is 12. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.14 dwelling units and 2,195 persons.

Root River Planning Area

The detailed plan for the Root River Planning Area is shown on Map 8.20. The planning area (or subneighborhood) is located in the northeastern portion of the City. It is bounded on the north by W. Drexel Avenue, on the south by the Froemming Park Planning District, on the east by S. 51st Street, and on the west by the Root River Parkway. The total area is 189.0 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-30. Due to the development of undeveloped lands located on the eastern edge of the area, the overall community character intensity of this planning area is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district.

The total number of land use districts planned for this area is three. The amount of each land use district planned for the area is shown in Appendix Table C-56. Elementary school and neighborhood park facilities are intended to be provided this area by the facilities located within the Orchard View Planning Area.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-57. The total number of dwelling units ultimately planned for this planning area is 422. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 2.35 dwelling units and 1,182 persons.

St. Paul Planning Area

The detailed plan for the St. Paul Planning Area is shown on Map 8.18. The planning area (or subneighborhood) is located in the northeastern portion of the City. The planning

area is bounded on the north by the Village of Greendale, on the south by W. Rawson Avenue (CTH BB), on the east by S. 51st Street, and on the west by the Root River Parkway. The total area is 185.2 acres.

In 1985, the existing community character of the area was COUNTRYSIDE (see Table 4.3). The maximum planned character of the area is URBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-31. Due to the development of undeveloped lands, the redivision of existing lots, and the infilling of existing vacant lots and parcels, the overall community character intensity of this planning area is planned to increase slightly. However, these increases can be effectively mitigated through the use of the residential options, described earlier in this chapter, which provide for increased open space while retaining the same overall residential density called for by the residential district. In the case of nonresidential development, it can be mitigated through the use of the specified landscape surface ratios (LSRs) and floor area ratios (FARs) for each nonresidential land use district earlier in this chapter.

As in the case of the easterly abutting Xaverian Neighborhood, a small portion of this planning area is located within the adopted regional airport system plan designated 65L_{dn} area. This area is generally located in the northeast quadrant of the planning area. Plan Map 8.18 indicates the 65L_{dn} area from the AO Airport Overlay District. This type of area typically requires special sound proofing of buildings located in such areas so designated.

Land uses planned for the area include industrial, institutional, and residential. The total number of land use districts planned for this area is five. The amount of each land use district planned for the area is shown in Appendix Table C-58. The western portion of the planning area is characterized by a 100-year recurrence interval floodplain.

A breakdown of the number of dwelling units and population by land use district is shown in Appendix Table C-59. The total number of dwelling units ultimately planned for this planning area is 494. Per gross residential acre, this represents an overall gross residential density for the neighborhood of 4.08 dwelling units and 1,383 persons.

Elementary school facilities are intended to be provided for the residents of this area by facilities located in the Xaverian Neighborhood.

Whitnall North Planning Area

The detailed plan for the Whitnall North Planning Area is shown on Map 8.22. The planning area (or subneighborhood) is located in the northwestern portion of the City.

The planning area is bounded on the north by the Village of Hales Corners, on the south by W. Rawson Avenue (CTH BB), on the east by S. 92nd Street and the Village of Greendale, and on the west by the Lovers Lane Planning District. The total area is 419.7 acres.

In 1985, the existing community character of the area was SUBURBAN (see Table 4.3). The maximum planned character of the area is SUBURBAN. The existing 1985 and the planned community character for this subarea are graphed on the community character scale in Appendix Figure C-33. The P-1 Park land use district is the only district to be used in the area. No dwelling units or permanent resident population are planned for this area.

SUMMARY OF THE CITY'S EXISTING AND PLANNED COMMUNITY CHARACTER

Table 8.21 summarizes the existing and maximum planned community character for each of the City's planning subareas as well as the overall City area. It can be noted that, generally, the planned community character of the City is going to increase in intensity during both Phases I and II of the planning period. Increases in land use and community character intensity can typically be expected in growing suburban areas such as the City of Franklin. However, this Franklin Plan keenly addresses the increase in intensity by setting intensity limits for each planning subarea and by providing a great degree of planning flexibility for both residential and nonresidential growth. Under the planned approach to the growth of the City, the potential unplanned community character of the City (see Figure 4.7, Chapter 4) can be averted.

The planned community character of the City and its planning subareas can never really be achieved unless prompt action is taken to implement this Plan as recommended in Chapter 12. If prompt action is not taken, the potential unplanned community character based upon existing zoning is likely to occur (see Figure 5.2, Chapter 5).

Table 8.21

**SUMMARY OF EXISTING 1985 AND PLANNED COMMUNITY
CHARACTER FOR THE CITY OF FRANKLIN AND ITS
NEIGHBORHOODS, SPECIAL PLANNING DISTRICTS, AND
PLANNING AREAS (SUB-NEIGHBORHOODS)**

NEIGHBORHOOD/ SPECIAL DISTRICT/ PLANNING AREA	CHARACTER CLASS			MAXIMUM CHARACTER TYPE*
	% RURAL	% SUB- URBAN	% URBAN	
NEIGHBORHOODS:				
Forest Hills:				
Existing	68.67	17.14	14.19	Suburban
Planned	0.00	68.40	31.60	Auto-Urban
Green Valley:				
Existing	67.30	14.91	17.79	Suburban
Planned	0.00	70.60	29.40	Auto-Urban
Hales:				
Existing	16.54	61.48	21.98	Suburban
Planned	0.00	92.30	7.70	Suburban
Hillcrest:				
Existing	73.88	13.96	12.16	Estate
Planned	0.00	90.60	9.40	Suburban
Hunting Park:				
Existing	47.85	5.99	46.16	Suburban/Auto-Urban
Planned	0.00	86.00	14.00	Suburban
Mission Hills:				
Existing	53.94	29.25	16.81	Suburban
Planned	0.00	79.10	20.90	Suburban
Monastery Lake:				
Existing	74.10	14.16	11.74	Estate
Planned	0.00	95.20	4.80	Suburban
Pleasant View:				
Existing	58.52	26.33	15.15	Suburban
Planned	0.00	82.60	17.40	Suburban
Southwood:				
Existing	47.57	37.97	14.46	Suburban
Planned	0.00	89.40	10.6	Suburban
St. Martins:				
Existing	87.03	7.71	5.26	Countryside
Planned	0.00	73.00	27.00	Suburban/Auto-Urban
Woodview:				
Existing	78.38	8.96	12.66	Estate
Planned	0.00	71.20	28.80	Auto-Urban
Xaverian:				
Existing	79.23	6.32	14.45	Estate
Planned	0.00	57.80	42.20	Auto-Urban

Table 8.21 (continued)

**SUMMARY OF EXISTING 1985 AND PLANNED COMMUNITY
CHARACTER FOR THE CITY OF FRANKLIN AND ITS
NEIGHBORHOODS, SPECIAL PLANNING DISTRICTS, AND
PLANNING AREAS (SUB-NEIGHBORHOODS)**

NEIGHBORHOOD/ SPECIAL DISTRICT/ PLANNING AREA	CHARACTER CLASS			MAXIMUM CHARACTER TYPE ^a
	% RURAL	% SUB- URBAN	% URBAN	
PLANNING DISTRICTS:^b				
Civic Center:				
Existing	78.80	7.88	13.32	Estate
Planned	0.00	24.90	75.10	Urban
County Line:				
Industrial Park:				
Existing	88.36	1.74	9.90	Countryside
Planned	0.00	6.90	93.10	Urban
Crystal Ridge:				
Existing	83.06	4.65	12.29	Estate
Planned	10.50	89.50	0.00	Suburban
Franklin Industrial Park:				
Existing	87.08	2.46	10.46	Countryside
Planned	0.00	6.40	93.60	Urban
Froemming Park:				
Existing	88.49	6.07	5.44	Countryside
Planned	27.70	65.00	7.30	Suburban
Koepmier Lake:				
Existing	75.69	6.28	18.03	Estate/Suburban
Planned	0.00	7.90	92.10	Urban
Lovers Lane:				
Existing	42.36	20.82	36.82	Suburban
Planned	0.00	28.40	71.60	Urban
Oakwood Hills:				
Existing	93.13	3.34	3.53	Natural
Planned	0.00	100.00	0.00	Suburban
Oakwood Park:				
Existing	10.60	88.73	0.67	Suburban
Planned	0.00	100.00	0.00	Suburban
Quarry View:				
Existing	87.84	6.59	5.57	Countryside
Planned	36.20	47.70	16.10	Suburban
South 27th Street:				
Existing	59.47	15.23	25.30	Suburban
Planned	0.00	42.00	57.90	Auto-Urban

Table 8.21 (continued)

**SUMMARY OF EXISTING 1985 AND PLANNED COMMUNITY
CHARACTER FOR THE CITY OF FRANKLIN AND ITS
NEIGHBORHOODS, SPECIAL PLANNING DISTRICTS, AND
PLANNING AREAS (SUB-NEIGHBORHOODS)**

NEIGHBORHOOD/ SPECIAL DISTRICT/ PLANNING AREA	CHARACTER CLASS			MAXIMUM CHARACTER TYPE*
	% RURAL	% SUB- URBAN	% URBAN	
PLANNING DISTRICTS:^b				
<i>St. Peter's View:</i>				
Existing	97.55	0.59	1.86	Natural
Planned	100.00	0.00	0.00	Natural
<i>Village of</i>				
<i>St. Martins:</i>				
Existing	57.32	22.30	20.38	Suburban
Planned	0.00	8.60	91.30	Urban
<i>Willow Edge :</i>				
Existing	92.48	4.15	3.36	Natural
Planned	62.80	35.20	2.00	Estate
PLANNING AREAS:				
<i>Country Club:</i>				
Existing	39.30	53.52	7.18	Suburban
Planned	0.00	86.00	14.00	Suburban
<i>Countrydale:</i>				
Existing	32.12	55.60	12.28	Suburban
Planned	0.00	100.00	0.00	Suburban
<i>Fitzsimmons:</i>				
Existing	65.43	25.44	9.13	Estate
Planned	0.00	58.30	41.70	Auto-Urban
<i>Orchard View:</i>				
Existing	65.40	23.17	11.43	Estate/Suburban
Planned	6.30	77.70	16.00	Suburban
<i>Root River:</i>				
Existing	43.40	42.36	14.24	Suburban
Planned	0.00	100.00	0.00	Suburban
<i>St. Paul:</i>				
Existing	85.23	4.77	10.00	Countryside
Planned	0.00	7.90	92.10	Urban
<i>Whitnall North:</i>				
Existing	43.10	52.61	4.29	Suburban
Planned	0.00	100.00	0.00	Suburban

Table 8.21 (continued)

**SUMMARY OF EXISTING 1985 AND PLANNED COMMUNITY
CHARACTER FOR THE CITY OF FRANKLIN AND ITS
NEIGHBORHOODS, SPECIAL PLANNING DISTRICTS, AND
PLANNING AREAS (SUB-NEIGHBORHOODS)**

NEIGHBORHOOD/ SPECIAL DISTRICT/ PLANNING AREA	CHARACTER CLASS			MAXIMUM CHARACTER TYPE ^a
	% RURAL	% SUB- URBAN	% URBAN	
<hr/>				
OVERALL CHARACTER CITY OF FRANKLIN:				
Existing	73.05	17.12	9.83	ESTATE
Planned	19.10	59.60	21.30	SUBURBAN
<hr/>				

^a For planned character, indicates the maximum intensity of character based upon conventional residential subdivision design and full build-out. The use of the various options which specify an open space ratio (OSR) greater than 0.00, as indicated in Table 8.1, will actually result in a lessening of the intensity of character. The preservation of natural resource features will also result in a lessening of the intensity of character as will the adherence to the minimum required landscape surface ratios (LSR).

^b In some instances, special planning districts overlap some delineated neighborhoods and/or planning areas.

Source: Lane Kendig, Inc.